CITY COMMISSION AND
COMMUNITY REDEVELOPMENT AGENCY AGENDA
CITY HALL COMMISSION CHAMBERS
300 W. Plant Street

REGULAR MEETING DECEMBER 8, 2011 6:30 P.M.

CALL TO ORDER
Determination of a Quorum
Invocation and Pledge of Allegiance

1. **APPROVAL OF MINUTES**
   Executive Session and Regular Meeting of November 10, 2011

2. **OATHS OF OFFICE AND INTRODUCTION OF NEW POLICE OFFICERS** - Deputy Police Chief Sullivan

3. **PRESENTATION**
   Certificates of Completion for attending the Institute and Advanced Institute for Elected Municipal Officials to Commissioner Kent Makin by Mayor Rees

4. **FIRST READING OF PROPOSED ORDINANCES**
   A. **Ordinance 11-39:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING SECTION IV OF ORDNANCE 03-50 PUD TO CONVERT TOWNHOMES TO SINGLE-FAMILY RESIDENCES ON APPROXIMATELY 19.24 +/- ACRES OF CERTAIN REAL PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF AVALON ROAD AND MARSH ROAD; PROVIDING FOR CERTAIN PUD REQUIREMENTS; PROVIDING FOR NON-SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE. (Avalon Reserve Village 1 PUD) **with the second reading and public hearing being scheduled for January 12, 2012 - Community Development Director Williams**
   B. **Ordinance 12-01:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING SECTION I AND SECTION II OF ORDINANCE 04-34 TUCKER PROPERTY PUD TO CONVERT TRIPLEX CONDOMINIUMS TO TWO-UNIT TOWNHOMES ON APPROXIMATELY 13.29 +/- ACRES OF CERTAIN REAL PROPERTY GENERALLY LOCATED NORTH OF FLORIDA'S TURNPIKE AND SOUTH OF WEST COLONIAL DRIVE ON SCARLET OAK LOOP; PROVIDING FOR CERTAIN PUD REQUIREMENTS; PROVIDING FOR NON-SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE. (Tucker Oaks PUD) **with the second reading and public hearing being scheduled for January 12, 2012 - Community Development Director Williams**

5. **FIRST READING AND PUBLIC HEARING OF PROPOSED ORDINANCE:**
   A. **Ordinance 12-02:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING ARTICLE V OF CHAPTER 118 OF THE WINTER GARDEN CODE OF ORDINANCES ENTITLED "PLANNED UNIT DEVELOPMENTS" CREATING URBAN VILLAGE PLANNED UNIT DEVELOPMENTS; PROVIDNG REQUIREMENTS FOR MIXTURE OF USES AND URBAN DEVELOPMENT CRITERIA FOR ALL PROPOSED PLANNED DEVELOPMENT PROJECTS IN THE URBAN VILLAGE PLANNED UNIT DEVELOPMENT ZONING DISTRICT; CLARIFYING, UPDATING, AND REMOVING REDUNDANT LANGUAGE FOR RESIDENTIAL PLANNED UNIT DEVELOPMENTS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONTROL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE **with the second reading and public hearing being scheduled for January 12, 2012 - Community Development Director Williams**

6. **SECOND READING AND PUBLIC HEARING OF PROPOSED ORDINANCES**
   A. **Ordinance 11-36:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, REZONING APPROXIMATELY 7.497 ± ACRES OF CERTAIN REAL PROPERTY GENERALLY LOCATED ON THE NORTHWEST CORNER OF ROPER ROAD AND DANIELS ROAD, FROM CITY R-1 TO CITY PUD; PROVIDING FOR CERTAIN PUD REQUIREMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE. (Serenades by Sonata PUD) – **Community Development Director Williams**

B. **Ordinance 11-38:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING AND REVISING CHAPTER 78, ARTICLE IV OF THE WINTER GARDEN CODE OF ORDINANCES PERTAINING TO UNIFORM REQUIREMENTS FOR PUBLICLY OWNED TREATMENT WORKS, INDUSTRIAL WASTE HANDLING, AND TREATMENT OF WASTEWATER IN ACCORDANCE WITH THE CLEAN WATER ACT AND RULE 62-625 OF THE FLORIDA ADMINISTRATIVE CODE AND OTHER APPLICABLE FEDERAL AND STATE LAWS AND REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE – **Public Services Director Cochran**

7. **REGULAR BUSINESS**
   A. Recommendation to grant the City Manager the authority to approve up to $1,000.00 matching grants to install outdoor seating and decorative fencing on an as needed basis in the Historic Downtown District – **Economic Development Director Gerhartz**
   B. Recommendation to approve a warehouse site plan for 756 Business Park Blvd. (Wingate Commercial Building) – **Community Development Director Williams**

Dispense as the City Commission and convene as the Community Redevelopment Agency
   C. Approve and authorize the City Manager to execute an agreement for a Façade Matching Grant of $20,000.00 each for 2 and 12 West Plant Street and 24 and 28 South Main Street owned by The Bond Foundation, Inc. – **CRA Advisory Board Chairman/CRA Member Larry Cappleman**

Adjourn as the Community Redevelopment Agency and reconvene as the City Commission

8. **MATTERS FROM CITIZENS** (*Limited to 3 minutes per speaker)*

9. **MATTERS FROM CITY ATTORNEY –** Kurt Ardaman

10. **MATTERS FROM CITY MANAGER** – Mike Bollhoefer
   A. Presentation on City survey (*continued from November 10, 2011)*
   B. Discussion on resolution regarding smoking in parks

11. **MATTERS FROM MAYOR AND COMMISSIONERS**

ADJOURN to a Regular Meeting on January 12, 2012 at 6:30 p.m. in City Hall Commission Chambers, 300 W. Plant Street, 1st floor

NOTICE: In accordance with Florida Statutes 286.0105, if any person decides to appeal any decision made by said body with respect to any matter considered at such meeting, he/she will need a record of the proceedings and, for that purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. The City of Winter Garden does not prepare or provide such record.

	Those needing assistance to participate in any of these proceedings should contact the City Clerk's Office at least 48 hours in advance of the meeting (407) 656-4111 x2254.		Help for the hearing impaired is available through the Assistive Listening System. Receivers can be obtained at the meeting from the Information Technology Director.

CITY OF WINTER GARDEN

CITY COMMISSION
EXECUTIVE SESSION MINUTES
November 10, 2011

Mayor Rees called the noticed Executive Session to order at 5:43 p.m. in Commission Chambers.

Mayor and Commissioners Present:

John Rees	District 5 Mayor/Commissioner
Bob Buchanan	District 2 Commissioner
Harold L. Bouler	District 3 Commissioner
Colin Sharman	District 4 Commissioner

Commissioner Absent:

Kent Makin	District 1 Commissioner

Also Present:

Mike Bollhoefer	City Manager
A. Kurt Ardaman	City Attorney
Daniel W. Langley	City Attorney
Patrick M. DeLong	Special City Counsel
Kathy Golden	City Clerk
Elaine Smith	Court Reporter

Mayor Rees advised that City Attorney, A. Kurt Ardaman, has requested advice from the City Commission concerning litigation and to discuss settlement negotiations and strategy related to litigation expenditures.

Mayor Rees announced that an attorney-client closed session regarding **Case #2011-CA-7041: DeWitt Excavating, Inc. v. City of Winter Garden and Case #2011-CA-1080: City of Winter Garden v. DeWitt Excavating, Inc.,** is about to begin and anticipates it will last one hour.

Mayor Rees announced that those attending the Executive Session will include those City Commission members indicated as present, City Manager Mike Bollhoefer, City Attorneys A. Kurt Ardaman and Daniel W. Langley of the law firm Fishback, Dominick, Bennett, Stepter, Ardaman, Ahlers & Langley LLP, Special City Counsel Patrick M. DeLong of the law firm Wicker Smith O'Hara McCoy & Ford P.A., and Court Reporter Amy Godoy.

The public meeting was recessed with all other persons, not otherwise stated, leaving the meeting and the Executive Attorney-Client Session commenced.

At 6:33 p.m. Mayor Rees reconvened the public portion of the meeting and adjourned to the regular City Commission meeting at 6:30 p.m.

APPROVED:

_____
Mayor John Rees

ATTEST:

_____
City Clerk Kathy Golden, CMC

CITY OF WINTER GARDEN

CITY COMMISSION
REGULAR MEETING MINUTES
November 10, 2011

A **REGULAR MEETING** of the Winter Garden City Commission was called to order by Mayor Rees at 6:30 p.m. at City Hall, 300 West Plant Street, Winter Garden, Florida. The invocation and Pledge of Allegiance were given.

Present: Mayor John Rees, Commissioners Harold L. Bouler, Bob Buchanan, and Colin Sharman
Absent: Commissioner Kent Makin

Also Present: City Manager Mike Bollhoefer, City Attorney Kurt Ardaman, City Clerk Kathy Golden, Community Development Director Ed Williams, Public Services Director Don Cochran, Finance Director Robin Hayes, Human Resources Director Frank Gilbert, Deputy Police Chief Bill Sullivan, Fire Chief John Williamson, Building Official Skip Lukert, Parks and Recreation Director Jay Conn, Information Technology Director Bob Reilly, and Economic Development Director Tanja Gerhartz

At this time the Winter Garden Community Choir came forward and sang America the Beautiful.

1. **APPROVAL OF MINUTES**
   Motion by Commissioner Buchanan to approve regular meeting of October 27, 2011 as submitted. Seconded by Commissioner Bouler and carried unanimously 4-0.

2. **PRESENTATION**
   A. Presentation to individuals who performed by-stander CPR in Winter Garden saving two lives
   Fire Chief Williamson stated there were two notable cardiac events in Winter Garden that the American Heart Association refers to as the Chain of Life. He shared that there are multiple links in this chain that starts with early detection of someone going down, early CPR, early access to a defibrillator, calling of 9-1-1, rapid transport to the hospital and finally catheterization to take care of the problem. The individuals involved in the first case were Leslie Stephens and Mark Rosa of the YMCA, Chris Coulter a Strategic Portfolio Manager with the Heathrow Group, and Daniel Mercado an ICU Registered Nurse with the Orlando Regional Healthcare System. He recognized Van Carter who was the recipient of the Chain of Life event and shared what happened which brought about the reason for this recognition.

   Mayor Rees read the certificates and with the City Commission presented them to the recipients.

Mr. Van Carter thanked those involved in saving his life and stated that he is very grateful for their heroic efforts that day.

Chief Williamson recognized Luis Sabot who has been in the EMS community here in Orange County for many years as a teacher for many of the EMT's in Central Florida. Mr. Williamson shared the story of Mr. Sabot's crisis and recognized Jennifer Sabot, Mr. Sabot's daughter, for her administering CPR to her father.

Mr. Luis Sabot spoke of his life changing event and stressed the importance of educating the public in administering CPR.

Mayor Rees read the certificate and with the City Commission presented Jennifer Sabot with a certificate of recognition.

Chief Williamson stated that the City of Winter Garden's Fire Department has been teaching CPR in the community for at least three or four years. He announced that CPR classes will be offered every other month at the Jessie Brock Center and the opposite months will be offered in Ocoee.

Mr. Williamson thanked the City Commission and City Manager for providing the Fire Department with the tools so they can provide the increased level of care they perform for the citizens.

3. **FIRST READING OF PROPOSED ORDINANCES**

A. **Ordinance 11-35:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, REZONING APPROXIMATELY 75.94 ± ACRES OF CERTAIN REAL PROPERTY GENERALLY LOCATED ON THE NORTH SIDE OF MARSH ROAD, EAST OF WILLIAMS ROAD AND WEST OF AVALON ROAD (CR 545) AT 16851 AND 17001 MARSH ROAD, FROM CITY NZ TO CITY PUD; PROVIDING FOR CERTAIN PUD REQUIREMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE. (Waterside on John's Lake PUD)

City Attorney Ardaman read Ordinance 11-35 by title only.

Community Development Director Williams stated that this is a 75.9 acre parcel located on the north side of Marsh Road and the south side of John's Lake east of the county line and west of Avalon Road.

Mr. Williams explained how in 2007 approximately 650 acres were annexed into the City and at that time the City did not rezone the property as staff felt that it was best to get the comprehensive plan designations resolved before rezoning the property. Staff requested that the property owners come in with planned developments for the property rather than straight zoning. There was a great deal of community input during that annexation process, which was then followed with the update of the comprehensive plan that

designated this area for development within the City. He noted that under the county's designation the development would have been allowed up to ten dwelling units per acre. The City established a cap of four units per acre. He added that the community gave a great deal of input.

Mr. Williams stated this project has a great deal of support from the local community and the concerns addressed by the community were traffic issues with Marsh Road being at capacity, school concurrency, and the impact to the environment.

There has been multi-jurisdictional agreement that Marsh Road will remain a two-lane road. Alternate access should be developed between Highway 27 and the State Road 429.

The next issue is school concurrency, which has generated a capacity enhancement agreement between the school board and developer that will not go to the School Board until the middle of December. This will push our second reading of the ordinance to the first meeting in January 2012.

The next issue is the environmental impacts. This area is in the environmental resource overlay area of the City and is controlled by the Wekiva Act. They have special drainage requirements and have to retain more water; this is the prime recharge area within the City of Winter Garden. There are karst features (sink holes) on the property or adjoining properties that are also regulated by the Wekiva Act. Also, there is John's Lake which is a major environmental concern with the amount of shoreline.

Mr. Williams stated that the next major issue was the quality of the development. Staff spent time reviewing the developments of Centerline Homes. He noted that their other projects have not had problems and are a very high quality development.

Mr. Williams stated that the next issue was the density. The City allows four units per acre and this project is designed with a mixture of 70 foot and 90 foot lots at a density of 2.25 units to the acre, a little more than half of what is allowed. He addressed the buffers and shoreline swales affecting the density. The property is being proposed for the development of 172 lots.

Mr. Williams stated that staff began their analysis by comparing this proposal to the comprehensive plan; it is consistent with the designation of four units per acre in the area, consistent with policies in the comprehensive plan regarding the Wekiva protection, consistent with policies on extending sewer and water, and consistent with policies on transportation. Staff proposes a series of large roundabouts at the entrances to control how traffic comes out and how the through traffic uses the road. He noted that these roundabouts would make it less attractive as a bypass for Lake County. Construction of a road from Highway 27 to SR 429 will also reduce the traffic on Marsh Road. He noted that one of the biggest concerns of the residents is that Marsh Road would become a four lane road.

Mr. Williams recognized the developer to make their presentation and also asked that there be a time for public comments.

Tom Sullivan with Lowness Law firm, 215 North Eola Drive, Orlando, FL, on behalf of Centerline Homes, agreed with Mr. Williams' assessment of the quality of their homes. He voiced his appreciation of staff and the Planning and Zoning Board for their recommendation on this project. Mr. Sullivan recognized Mike Holbrook and their Planner Boyer Singleton to speak to the City Commission regarding some of the planning features associated with the project. He also noted that Robert Hudson of Centerline Homes and their Civil Engineer Scott Sterns were available if the City Commission should have any questions.

Michael Holbrook with Singleton and Associates, 520 S Magnolia, Orlando, Florida, stated that he has been involved with this project for the last six months and has worked with the City staff. He stated that they do concur with staff's recommendations. He stated that part of this process is to develop a community consistent with the neighborhood. He referred to the exhibits noted in the agenda packets. He spoke of the open space and buffering along Marsh Road that includes a ten foot pathway that would become part of the West Orange Trail system. Also, great care has been taken to preserve along the lake's edge and the trees along the lake's edge.

Robert Hudson, Principle for Centerline Homes, 1511 State Road 434, Winter Springs, FL, shared their company's vision and information about themselves. He noted that last year they built 400 homes in central and south Florida. This year they have moved into Charlotte, North Carolina. Last year they were builder number two in revenue growth in the country and have had success through this difficult economic time. He spoke of Keene's Pointe and Eagle Creek as examples of their that work they are proposing to build in Winter Garden.

Community Development Director Williams stated that the interconnection is extremely important. The property to the west, which belongs to Maurice "Maury" Boyd, was proposed by Castle and Cook to be the urban village that is a mixture very similar to that of Oakland Park. It was to have a commercial center, variety of housing sizes, institutional uses, churches, and schools. He noted that is still part of the plan although Castle and Cook will no longer be a part of that project. This property and several of the other properties in that area are smaller; they will not have the urban village component. Therefore their interconnection to Maury's property and the commercial center is critical.

Mr. Williams noted that in the quality issue this is not to be a walled community. This will be berms, a substantial amount of landscaping and a ten foot pedestrian trail along Marsh Road that will interconnect with other trails throughout this area that will set a nice tone for the area.

Mayor Rees noted that this is not a public hearing but allowed public comment at this time.

Patricia Tice, a transportation engineer and planner with Crews, LLC, stated that she represents an adjacent property owner who has serious concerns about this particular PUD. She shared her concern with the comprehensive plan itself that was just created last year. The plan specifically states that the zoning classifications consistent with urban village land use designation is the urban village PUD and institutional. An urban village PUD is not a land use that the City actually has at this point. There were reasons that, when this particular land use was created, that a specific urban village PUD was stated, not a City PUD, which is the application before the City Commission. The entire project was to work as a cohesive whole with multiple developers for this entire future land use. Without an urban village PUD category, there is no assurance that the overall urban standards would be carried through the rest of this project or even carried within this specific project. She shared her concerns about the City creating precedence by allowing this project to go through as a City PUD and allowing others to ask for the same PUD designation. The proposed project is beautiful, but not urban; this is a suburban project. Ms. Tice defined the difference between an urban and suburban.

Ms. Tice addressed issues relating to connectivity within the community, not just from one community to the next. The City PUD is not a permissible zoning based on the land use designation. She also addressed pedestrian/bicycle usage, variances such as front porches and traffic issues. She stated she wants to get some firmer numbers and will be addressing additional concerns at the public hearing.

Claire Ashington-Pickett, with the Kirwin Norris law firm, stated that she is present on behalf of Ivan and Mala Linzey whom are adjacent property owners to this development. Ms. Ashington-Pickett stated the ordinance on the proposed development is not consistent with the Comprehensive Plan. The Comprehensive Plan designates this property as Urban Village future land use which only allows two classifications; Urban Village PUD and institutional. **Mr. Williams** confirmed there is not an ordinance pending on Urban Village designation. **Ms. Ashington-Pickett** noted that not only does the required zoning not exist, but the application is not seeking of the proper zoning.

Ms. Claire Ashington-Pickett commented on the Sixth Amendment to the Joint Planning Agreement (JPA) and waivers that have been requested regarding front porches and garage side setbacks. The application requested by a notation on the site plan for waivers from the JPA Six but the JPA does not provide any mechanism for waivers. She feels that this should be postponed until this is clarified. She addressed whether or not the County has been notified due to the City of Winter Garden and Orange County being signatory to JPA agreement.

Mark Griffith, President of Cra-Mar Groves, which is the adjacent property owner, stated that he has seen the plans that Centerline Homes has presented and they are happy to see the program come in and hopes the project will move forward.

Community Development Director Williams clarified some points that were brought up by stating that this project is not premature because the City has sewer and water capacity, school capacity, and all the services required to develop this area. In setting a precedent, this board reviews every project on its own merits. There is a legal concept of precedence and if you were to use this project as precedence; he would have no problem with that whatsoever. This is probably the best precedent for protection of the natural systems and environment. He stated that they have gone the extra yard to protect the lake, the prime recharge areas, and protect the karst feature.

Mr. Williams stated that he believes Ms. Tice misspoke when she said that the only connection between this project and the village property, which is Maury Boyd's property, is a driveway that is a two lane road. He noted that there will be pedestrian connections and vehicular connections between the projects, and pedestrian access way within the project to get to the exterior trails. At this level of the concept plan, details such as the width of the sidewalks and those trails are not appropriate and not required until the next step which is subdivision stage.

Mr. Williams addressed the following matters as brought up by some of the speakers. The need for waivers on porches and garages and those types of issues; waivers can be granted in planned unit developments and the County is notified of these zoning hearings and any of those waivers and issues. Regarding the style, size of the homes, and lot sizes also plays into it. He noted that he does not believe there is any County or City rule/regulation against the City taking into consideration the need for porches and the ability for the neighbors to get outside and interact with each other with the proposed lot sizes and house styles. The concern about the connector / reliever road not being built for nine years is that this project does not need the reliever road, but the reliever road or roads at some point in time will help the situation. He noted that the problem on the road is not the local traffic, but the through traffic. Mr. Williams addressed comments about the urban PUD, which they have said has not been developed yet, and the City PUD. There is no City PUD; it is the planned unit development. He noted that if you make a finding that this PUD is consistent with the intent of the comprehensive plan and all the policies, goals, and objectives; then it is an urban planned unit development consistent with that urban designation. He noted that more importantly this is a PUD that protects the natural environment in a quality manner. Staff and the Planning and Zoning Board recommend approval unanimously.

City Manager Bollhoefer stated that the overall area to be developed is defined by its shape which limits what can be done with the urban type of structure. He noted the water cutout area and stated that the City has worked with the developer and made it very pedestrian and bicycle friendly based on the shape of the land.

Mr. Bollhoefer noted the issue of the porches and shared that this requirement was placed in the JPA to help define the quality of the homes, not just for social interaction. Mr. Bollhoefer noted that he does not think it sets precedence, but if it does it is because of its

shape which lends itself to that type of development. He also noted that with 172 homes, the roads will still meet traffic concurrency.

Commissioner Sharman asked about the parcel being part of the Castle and Cook project or was it sold. **Mr. Williams** responded no, this was under the present owner's ownership. At that time there was no connection between the properties; they were all to be separate and distinct. They have now seen the benefits of interconnecting them to the maximum extent possible. He stated that they were not planned that way, but they are now.

Commissioner Sharman noted that this is less dense than most urban projects and in his mind that is an improvement. **Mr. Williams** responded yes and even an urban development should not have all 30, 40, and 50 foot lots. You need a mixture and with the lake front, he would insist that they do not have those tiny lots.

City Manager Bollhoefer commented that Orange County Commissioner of District 1 is very familiar with this project.

Motion by Commissioner Bouler to approve Ordinance 11-35 with the second reading and public hearing being scheduled for January 12, 2012. Seconded by Commissioner Sharman and carried unanimously 4-0.

B. **Ordinance 11-36:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, REZONING APPROXIMATELY 7.497 ± ACRES OF CERTAIN REAL PROPERTY GENERALLY LOCATED ON THE NORTHWEST CORNER OF ROPER ROAD AND DANIELS ROAD, FROM CITY R-1 TO CITY PUD; PROVIDING FOR CERTAIN PUD REQUIREMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE. (Serenades by Sonata PUD)

City Attorney Ardaman read Ordinance 11-36 by title only.

Community Development Director Williams stated that this is a request to rezone approximately a 7.5 acre parcel at the corner of Roper Road and Daniels Road. The rezoning is from R-1 to City PUD for the Serenades by Sonata, which is an Alzheimer's memory care facility.

Mr. Williams stated that when the project was first proposed there was concern in the neighborhood that it was a commercial project trying to come in again at close proximity to the mall. The residential subdivisions in that area have a great deal of concern about any more commercial developments on vacant properties in the area. They scrutinize those properties very closely. Citizens were wholeheartedly in support of this proposal once they came to the meeting, heard the presentation on the type of care facility, its anticipated impact on traffic, as well as other potential impacts.

Mr. Williams stated that this property provides care for Alzheimer and dementia patients and is divided into three segments/levels of care. He noted that staff has physically reviewed another property built in Longwood, Florida that is a very high quality project. He noted that it is on a very large site, there will be a second phase to this project, and there is additional land that is available for development. They have committed, in this ordinance that the expansion will be of this use or other similar uses for medical offices on the remaining property. The neighbors were satisfied with this condition on the project. He noted that because it is a small facility on a large lot, the landscaping and open spaces make it an extremely attractive site.

Mr. Williams noted that staff has added conditions beyond the standard conditions, such as very limited signage. He noted that there is a potential to have Roper Road extended to their north and lined up with the piece that is to the east; should this occur, there is a condition that requires them to tie into and use that road to which they have agreed.

Tom Sullivan of Lowndes. Drosdick, Doster, Kantor and Reed, P.A., stated that they are in agreement with the staff's report and recommendations. He recognized Stuart Bebe to address the City Commission with their company's vision for this project.

Stuart Bebe, President and CEO of Sonata Healthcare, 301 East Pine Street, Orlando, Florida, stated that they formed the company three years ago and their first initiative was to design a state of the art purpose built facility to care for individuals suffering from Alzheimer and dementia. They have come up with a prototype community that they feel is needed in many communities across the country. Mr. Bebe described some of the building and safety features proposed for the new facility.

Motion by Commissioner Buchanan to approve Ordinance 11-36 with the second reading and public hearing being scheduled for December 8, 2011. Seconded by Commissioner Sharman and carried unanimously 4-0.

C. **Ordinance 11-38:** AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING AND REVISING CHAPTER 78, ARTICLE IV OF THE WINTER GARDEN CODE OF ORDINANCES PERTAINING TO UNIFORM REQUIREMENTS FOR PUBLICLY OWNED TREATMENT WORKS, INDUSTRIAL WASTE HANDLING, AND TREATMENT OF WASTEWATER IN ACCORDANCE WITH THE CLEAN WATER ACT AND RULE 62-625 OF THE FLORIDA ADMINISTRATIVE CODE AND OTHER APPLICABLE FEDERAL AND STATE LAWS AND REGULATIONS; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

City Attorney Ardaman read Ordinance 11-38 by title only.

Public Services Director Cochran stated that in July of this year, the Florida Department of Environmental Protection required the City to amend its sewer usage ordinance to

make minor mandated changes. The state has now come back a second time with more minor changes as indicated in the ordinance.

Motion by Commissioner Bouler to approve Ordinance 11-38 with the second reading and public hearing being scheduled for December 8, 2011. Seconded by Commissioner Sharman and carried unanimously 4-0.

4. **REGULAR BUSINESS**

A. **Recommendation to approve the Request-for-Qualifications rankings for Professional Engineering Services for retrofitting wastewater treatment plant #2 (*old Louis Dreyfus Citrus Plant*) and authorize staff to negotiate a contract for engineering design services with CPH Engineering**

Public Services Director Cochran stated that several years ago the City purchased the Louis Dreyfus Citrus Plant wastewater treatment facility that we refer to as the Dreyfus line. The City currently utilizes those two lines with our reuse system. A couple years ago the City adopted an industrial pretreatment ordinance for which the Louis Dreyfus Citrus plant was the only such industry in town. Staff felt that it was in the City's best interest, as the owners of the plant, to take over operation of the plant to make sure we comply with all the State's rules and regulations, which the City has done. After initially visiting the plant and seeing its condition of the dilapidated equipment, a group of engineers were sent in to evaluate the plant. The engineers brought back a feasibility study that showed most of the equipment was unusable, but the tanks were salvageable. Mr. Cochran displayed photos of these tanks, which now used to treat the wastewater that comes from the citrus plant and then goes to the City's wastewater facility. Mr. Cochran noted plans to demolish a fourth tank.

Mr. Cochran stated that after evaluating the facility and realizing that part of it could be used, staff looked at the Capital Improvement Plan (CIP) for the next five years and found several projects that could fit into this facility, which would be a savings to the City. A request for qualifications was sent out for engineers to bring back a proposal to utilize the existing tanks and infrastructure to accomplish some of the capital projects within the five year CIP. Mr. Cochran noted some of the five year CIP projects.

Mr. Cochran stated three engineering firms have been short listed with CPH being the best proposal and most feasible for saving the City quite a bit of money. CPH proposed taking the two large tanks and turning them into reuse tanks. The small brown tank will then be used for the citrus wastewater and will be diluted with our wastewater from the City's sewer system, then pumped into the City's wastewater facility on Crest Avenue, and then fully treated there. These tanks would be covered with domes so there will not be an odor problem.

Mr. Cochran noted that the proposed equalization tank at the Crest Avenue facility will allow the extension of the life of the existing plant up to year 2027. He stated that prior proposal was at expanding the plant in about 2014 for about $2.5 million. This proposed

plant will be about $3.6 million to extend the life of the treatment plant to the year of 2027. Mr. Cochran explained that along with constructing two tanks, the City will build a pipeline that will tie in to Trunkline C, thereby allowing the City to get reuse water out to several subdivisions as well as irrigation to the downtown area.

Mr. Cochran stated that staff is asking authorization to negotiate a contract to begin the design of revamping this (Dreyfus) facility. There will be no construction at this time and will follow the same schedule that is in the existing CIP.

Mayor Rees asked about the difference on the initial page that shows the estimated construction cost at $5.8 million, but the detail on the back page notes it as $3.6 million.

Mr. Cochran responded that on the original CIP the equalization tank was included at $200,000.00, which was much smaller than what the engineer recommended. Their recommendation was about $300,000.00 between the smaller tank that the City originally planned and the larger tank that was recommended.

Mayor Rees asked if once this is done, there will not be any odor issues.

Mr. Cochran responded that the Dreyfus tanks will be covered and should not have any odor issues.

Motion by Commissioner Sharman to approve the Request-for-Qualifications rankings for Professional Engineering Services for retrofitting wastewater treatment plant #2 (old Louis Dreyfus Citrus Plant) and authorize staff to negotiate a contract for engineering design services with CPH Engineering. Seconded by Commissioner Buchanan and carried 4-0.

B. **Recommendation to authorize the City Manager to enter into an election agreement with Orange County Supervisor of Elections for the 2012 election cycle**

City Clerk Golden noted that this agreement is identical to the last election agreement with the County, so there are no changes. The agreement allows the City to conduct its election in March and a run-off if necessary.

Motion by Commissioner Sharman to authorize the City Manager to enter into an election agreement with Orange County Supervisor of Elections for the 2012 election cycle. Seconded by Commissioner Buchanan and carried unanimously 4-0.

C. **Appointments to fill two vacancies on the election Canvassing Board**

City Clerk Golden noted that one of the appointees needs to be designated as the regular member and the other as the alternate.

Motion by Commissioner Buchanan to appoint Jerry Carris as a regular member on the Canvassing Board with Moriama "Mimi" Ortiz as the alternate. Seconded by Commissioner Sharman and carried unanimously 4-0.

5. **MATTERS FROM CITIZENS**

Theo Graham, 213 Tilden Avenue, Winter Garden, Florida, approached the City Commission about the meeting for closing the downtown Winter Garden Post Office.

City Manager Bollhoefer read a meeting cancellation notice issued today as follows: "*The discontinuance study regarding the Winter Garden downtown station is being discontinued. The complete closing of this branch has been determined to be not feasible at this time. I should mention that given the dynamic state of affairs in the postal service, the study could be reopened at a later date.*"

6. **MATTERS FROM CITY ATTORNEY**

City Attorney Ardaman asked the City Commission to authorize serving a $700,000.00 offer of judgment in the DeWitt Excavating, Inc. versus the City of Winter Garden litigation case.

Motion by Commissioner Bouler to authorize the City Attorney to serve a $700,000.00 offer of judgment in the DeWitt versus City of Winter Garden litigation case. Seconded by Commissioner Buchanan and carried unanimously 4-0.

7. **MATTERS FROM CITY MANAGER**

A. City Survey presentation was postponed until the next meeting.

- **Ninth Street Lift Station Odor**

City Manager Bollhoefer stated that the Public Services Department is still reviewing the odor issue on Ninth Street and are looking into our options that will be brought back to the City Commission.

B. **Discussion on Lake Cove Pointe Drainage**

City Manager Bollhoefer stated that a couple of years ago the City Commission approved of a study being done on the issues at this location. Those issues are still there and are still significant. Estimates have been done on the cost to repair it and the estimated costs are approximately $210,000.00. The initial developer has not wanted to make any repairs and the City has not found a legal way to require them do so. Staff has been working for some time to find some type of solution for this neighborhood. Staff has worked with the developer who wants to come in and build Phase 2. The developer has agreed to install all the drainage systems and rain gutters on the houses in Phase 2 and the items missing in Phase 1, plus contribute $70,000.00, to fix Phase 1. Part of the deal would be that the City would contribute $70,000.00 from the Stormwater Fund and the residents would have to pay the other $70,000.00.

Mr. Bollhoefer stated that staff recommends this solution because this is probably the best chance to fix this and it is a public safety and health issue within the neighborhood.

Mr. Bollhoefer stated that if the City Commission approves this item tonight, staff is having a public meeting with them next Tuesday and this offer could be given to the

residents and then it would be their choice. If they so decided not to go with this option, they would then be responsible for dealing with this issue.

Commissioner Sharman asked what happens if not enough community residents get approval from the Home Owners Association. Mr. Bollhoefer responded that the approval from the Home Owners Association will be easy because the votes are owned by the developer because of so many vacant lots. Mr. Bollhoefer stated that what is more important is that even though the City will not need homeowner approval, the majority of the home owners should approve it.

Commissioner Buchanan stated that there are so many reasons that this should go forward with one of the major reasons being the home owner's hands are tied until they can get this subdivision away from the developer, who still has complete control.

There was discussion that the bank is the true owner of the subdivision and that the vote will not be an issue.

Motion by Commissioner Buchanan to approve the City Manager offering a contribution of $70,000.00 from the Stormwater Fund to remedy the drainage problems in the Lake Cove Pointe Subdivision. Seconded by Commissioner Sharman and carried unanimously 4-0.

- **Light Up Winter Garden and Christmas Parade**
  City Manager Bollhoefer announced the Light Up Winter Garden event will be from 6:00 to 9:00 p.m. on December 2, 2011, and the Christmas Parade will be on December 3, 2011.

8. **MATTERS FROM MAYOR AND COMMISSIONERS**

Commissioner Sharman noted that the City has done a good job bringing quality projects to the City during some tough economic times.

Commissioner Buchanan stated that the City has an opportunity to enhance our bike trails with the redevelopment of State Road 50. He would like to see the bike trails continue around the City and proposed that staff review the area near the Turnpike underpass and the feasibility that the south side/Tucker Ranch connect with the trail system.

City Manager Bollhoefer stated staff will continue to look at this issue but noted that when it comes to State Road 50 you have to think about how many millions is the City willing to spend. A primary goal of the bike trail is get across State Road 50.

Mayor Rees announced a program at the Church of Christ on Ninth Street honoring Pastor Snell on Sunday December 4, 2011 at 3:00 p.m.

The meeting adjourned at 8:19 p.m.

APPROVED:

_____
Mayor John Rees

ATTEST:

_____
City Clerk Kathy Golden, CMC

THE CITY OF WINTER GARDEN

CITY COMMISSION AGENDA ITEM

From: Ed Williams, Community Development Director

Via: City Manager Mike Bollhoefer

Date: **November 29, 2011** **Meeting Date: December 8, 2011**

Subject: Rezoning (PUD Amendment)
Avalon Reserve Village 1 (19.24 +/- Acres)
Parcel ID# 04-23-27-0000-00-033

Issue: Applicant is requesting to amend the Avalon Reserve PUD requirements for Village 1 on 19.24 +/- Acres of land. The subject property is located within the City of Winter Garden municipal limits, and carries the zoning designation PUD. The subject property is designated Medium Density Residential on the Future Land Use Map of the Comprehensive Plan. The proposed amendment will change the previously approved 150 townhomes to 66 single-family homes.

Discussion:

City Staff recommend approval of the proposed Ordinance. Amending Ordinance 03-50 Section IV to change the Village 1 development from 150 townhomes to 66 single-family homes. Amending the existing PUD is consistent with the City's Comprehensive Plan and the City of Winter Garden Code of Ordinances. The proposed development is a reasonable and low intensity use of the land and is compatible with the surrounding area. (See attached Staff Report)

Recommended Action:

Staff recommends approval of the first reading of Ordinance 11-39, (PUD Amendment on 19.24± acres located generally at the northwest corner of Avalon Road and Marsh Road with second reading and adoption on January 12, 2012.

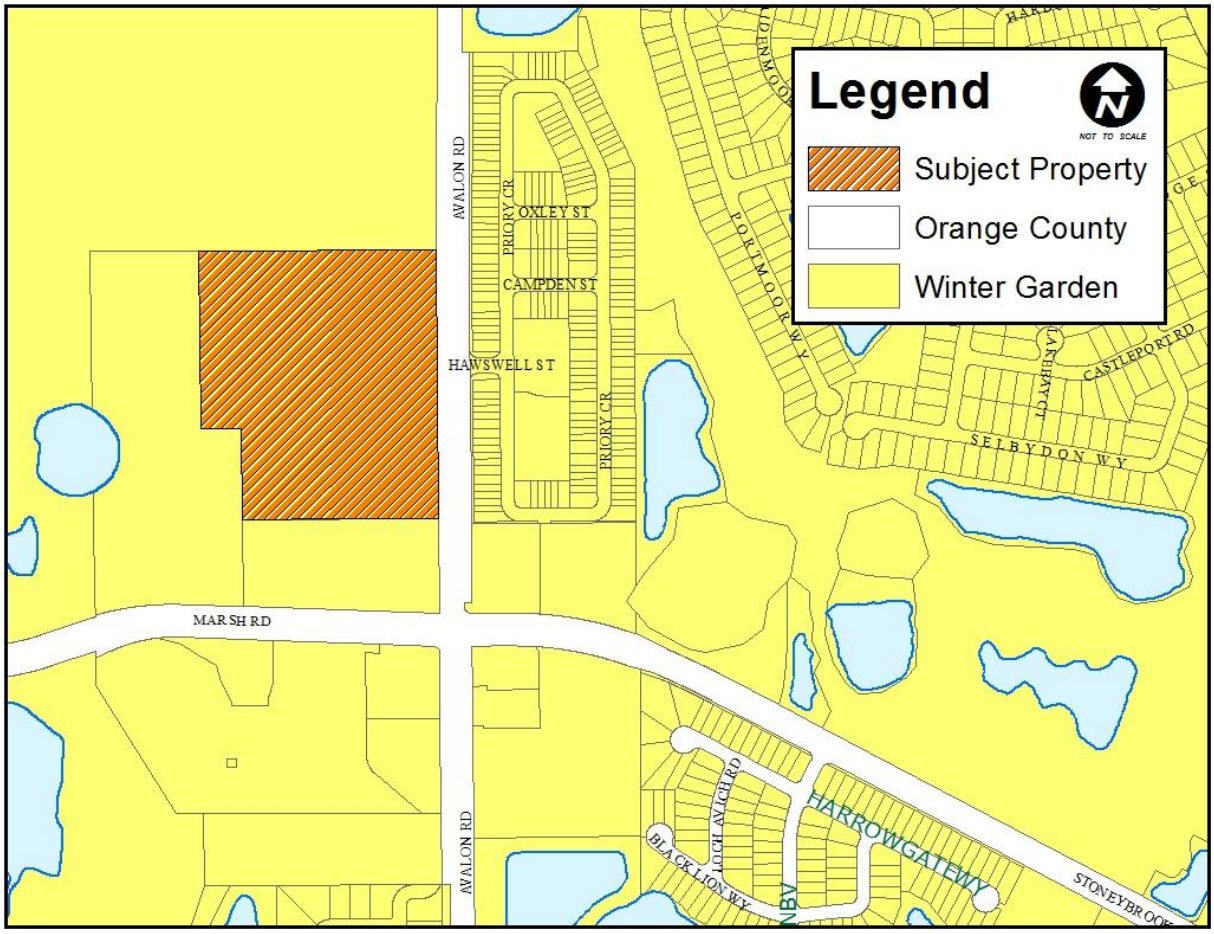
Attachments/References:

Location Map
Ordinance 11-39
Staff Report
PUD Plan

LOCATION MAP

Ordinance 11-39

Avalon Reserve Townhomes Village 1
Avalon Road (19.24+/- ACRES)
PARCEL ID # 04-23-27-0000-00-033



ORDINANCE 11-39

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING SECTION IV OF ORDNANCE 03-50 PUD TO CONVERT TOWNHOMES TO SINGLE-FAMILY RESIDENCES ON APPROXIMATELY 19.24 +/- ACRES OF CERTAIN REAL PROPERTY GENERALLY LOCATED AT THE NORTHWEST CORNER OF AVALON ROAD AND MARSH ROAD; PROVIDING FOR CERTAIN PUD REQUIREMENTS; PROVIDING FOR NON-SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE. (Avalon Reserve Village 1 PUD)

WHEREAS, on December 11, 2003 the City of Winter Garden City Commission approved the rezoning of the subject property from County A-1 to City PUD and City PCD, and

WHEREAS, the Owner(s) of Avalon Reserve Village 1, real property generally described as approximately 19.24 ± acres of certain real property generally located at the northwest corner of Avalon Road and Marsh Road, in Winter Garden, Florida, being more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference (the "Property"), desire to amend the previously approved PUD, and

WHEREAS, after public notice and due consideration of public comment, the City Commission of the City of Winter Garden hereby finds and declares the adoption of this Ordinance and the proposed development of the Property is consistent with the City of Winter Garden Comprehensive Plan, the Sixth Amendment to the Restated Interlocal Agreement for Joint Planning Area between Orange County and the City of Winter Garden, and the City of Winter Garden Code of Ordinances, and

WHEREAS, in order to address school capacity, the Owner(s) of the Property are in the process of obtaining approval from the School Board of Orange County, Florida with respect to an existing Capacity Enhancement Agreement, and

WHEREAS the City of Winter Garden and the property owner have agreed to the specific amendment of Section IV of Ordinance 03-50 to remove Village 1 from those requirements and establish new development standards for Avalon Reserve Village 1 as outlined in this amendment, therefore;

BE IT ENACTED BY THE CITY OF WINTER GARDEN, FLORIDA:

SECTION 1: Section VI of Ordinance 03-50 is hereby amended to remove the Village 1 Townhome requirements and replace with the following: Village 1 Single Family development requirements:

a. **Conceptual Plan-** All development on the Property must substantially conform to the requirements identified in the Avalon Reserve Village 1 Planned Unit Development Preliminary Plan attached hereto as Exhibit "B." Should any conflict be found between this Ordinance and the Avalon Reserve Village 1 Planned Unit Development Preliminary Plan attached hereto as Exhibit "B", then the standards and conditions established by this Ordinance shall control.

b. **Zoning-** Unless specifically noted elsewhere in Exhibit "B" attached hereto, all residential development on the Property must comply with the general zoning requirements of the R-1 Single Family Residential District for any structures, including but not limited to swimming pools, screen rooms, accessory structures and buildings, that are developed on the Property.

c. **Design Criteria/Architectural Standards –**

1. Village 1 is not required to provide a pedestrian connection to adjacent Villages.

2. Residential Design Criteria - Prior to any final plat approvals for detached single family residential development or preliminary plat approvals on the site the developer shall provide typical front elevations and floor plans for Planning and Zoning Board approval. The City Planning and Zoning Board shall approve these typical elevations and floor plans if they find the elevations and floor plans:

- In lieu of the front garage setback requirement as stated in the JPA Design Guidelines, "a minimum of forty (40) percent of all residential units shall have the garage door setback five (5) feet from the front building façade or have side-loaded garages. Residential units with the five (5) foot garage recess or have side-loaded garages may have a twenty (20) foot front yard setback. All other residential units shall have a minimum twenty five (25) foot front yard setback or a maximum of a thirty (30) foot front yard setback.
- The proposed PUD will have a variety of main entrance treatments, including front porches, 2-story covered porticos/entry ways with substantial architectural finished (see attached for examples). The applicant request a waiver of the JPA Design Guidelines to "define a front porch as a covered outdoor area at/or adjacent to the front door of the residential unit that extends a minimum of three (3) feet on either side of the front door and has minimum depth of six (6) feet. Front porches shall be provided on fifty (50) percent of the lots."
- Primary building entrances shall be visible and accessible from the street and shall have a walkway from the primary entrance to the sidewalk.
- Product types shall be varied and/or staggered to avoid

similar products directly adjacent to each other or provide alternate color and architectural details.

- 5' foot side yard setback shown on 60' foot wide lots are acceptable under the following conditions: All mechanical equipment including AC units, pool equipment, water filtration systems, and any other utility or service equipment must be located to the rear of the house, side yards must remain unobstructed, and stormwater design/engineering must be provided sufficiently addressing that 5 foot side yards can adequately support all necessary drainage and stormwater management for the property.

3. A 5' Landscape Buffer shall be provided on the north and west property lines. Landscaping shall be installed consistent with the requirements of Section 118-1524(b) and Table 3.4.2.

4. A 5' wall easement shall be provided on the south property line adjacent to the commercial project (Village 6) where a 6' tall brick wall will be constructed.

5. Swimming pools must meet all requirements of City Code and are not guaranteed on all lots. Applications for swimming pools will be reviewed on an individual basis.

6. Installation of privacy fences should not impede the flow of water for drainage purposes.

7. A 10' landscape buffer shall be provided along CR545 (Avalon Road). The proposed brick wall shall be constructed as far away from the R/W as possible within the 10' wall/landscape easement, to provide a wider landscape area at least 8' wide. The landscaping shall be consistent with the requirements of Sect. 118-1524(a) and Table 3.4.1.

8. The park amenities (tot Lot) shall be completed prior to a Certificate of Occupancy of the 25th house.

9. All lots bordering the PUD perimeter shall meet the requirements of Chapter 118, Article V, Division 2, Subdivision III, Section 118-924(d): A minimum 25-foot yard shall be required from the nearest part of any building wall to the edge of any public right-of-way or private street, and all structures shall have a minimum 20-foot rear yard. A minimum 25-foot yard shall be maintained between the walls of all structures and the perimeter of the PUD. Additional perimeter yard requirements for multistory buildings shall be figured at five additional feet for each ten feet of height over the first story.

10. Signage – The residential neighborhood may have two signs per entrance with a maximum of 24 square feet per sign.

SECTION 2: *Non-Severability.* Should any portion of this Ordinance be held invalid, then the entire Ordinance shall be null and void.

SECTION 3: *Effective Date.* This Ordinance shall become effective upon adoption at its second reading.

FIRST READING: **DECEMBER 8** , 2011.

SECOND READING AND PUBLIC HEARING: _____ , 2012.

ADOPTED this _____ day of _____, 2011, by the City Commission of the City of Winter Garden, Florida.

APPROVED:

_____
JOHN REES, Mayor/Commissioner

ATTEST:

_____
KATHY GOLDEN, City Clerk

Exhibit "A"

LAND DESCRIPTION
AVALON RESERVE
VILLAGE 1

A PORTION OF THE WEST ONE-HALF (W ½) OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SECTION 4, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 23 SOUTH, RANGE 27 EAST; THENCE NORTH 89°53'58" EAST ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 4, A DISTANCE OF 398.54 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°53'58" EAST, 901.59 FEET; THENCE SOUTH 00°27'00" EAST ALONG THE WESTERLY RIGHT-OF-WAY OF AVALON ROAD (COUNTY ROAD 545), 983.59 FEET; THENCE SOUTH 89°30'06" WEST, 750.31 FEET; THENCE NORTH 00°31'24" WEST, 334.66 FEET; THENCE NORTH 88°03'18" WEST, 150.14 FEET; THENCE NORTH 00°31'24" WEST, 648.80 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN THE CITY OF WINTER GARDEN, ORANGE COUNTY, FLORIDA CONTAINING 19.244 ACRES, MORE OR LESS.

TAX PARCEL ID# 04-23-27-0000-00-033

Exhibit "B"

COVER PAGE

PLANNED UNIT DEVELOPMENT PRELIMINARY PLAN

AVALON RESERVE VILLAGE 1

(1 PAGE - ATTACHED)

PUD Development Plan
for
Avalon Reserve
(Village 1)
AMENDED 11/9/2011

Revised General Notes

1. Site development is estimated to occur in accordance with the following schedule:
   Phase 1 - Village 1 - 2012

This schedule is intended only to be used as an estimate of the buildout of the project and should not be used as a strict guideline as actual buildout shall be determined by market conditions during the life of the project.

2. Village 1 is not required to provide a pedestrian connection to adjacent Villages.

3. Residential Design Criteria - Prior to any final plat approvals for detached single family residential development or preliminary plat approvals on the site the developer shall provide typical front elevations and floor plans for Planning and Zoning Board approval. The City Planning and Zoning Board shall approved those typical elevations and floor plans if they find the elevations and floor plans:

a. In lieu of the front garage setback requirement as stated in the JPA Design Guidelines, "a minimum of forty (40) percent of all residential units shall have the garage door setback five (5) feet from the front building facade or have side-loaded garages. Residential units with the five (5) foot garage recess or have side-loaded garages may have a twenty (20) foot front yard setback. All other residential units shall have a minimum twenty five (25) foot front yard setback or a maximum of a thirty (30) foot front yard setback."

b. The proposed PUD will have a variety of main entrance treatments, including front porches, 2 -story covered porticos/entry ways with substantial architectural finished (see attached for examples). The applicant request a waiver of the JPA Design Guidelines to "define a front porch as a covered outdoor area at/or adjacent to the front door of the residential unit that extends a minimum of three (3) feet on either side of the front door and has minimum depth of six (6) feet. Front porches shall be provided on fifty (50) percent of the lots."

c. Primary building entrances shall be visible and accessible from the street and shall have a walkway from the primary entrance to the sidewalk.

d. Product types shall be varied and/or staggered to avoid similar products directly adjacent to each other or provide alternate color and architectural details.

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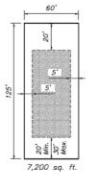
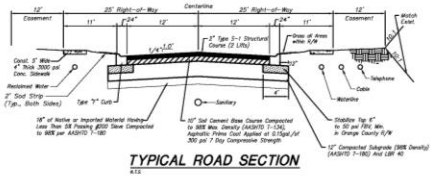
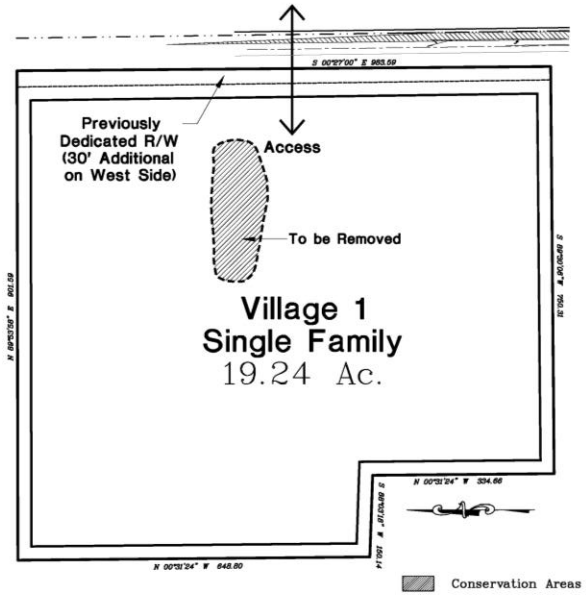
TAX PARCEL ID# 04-23-27-0000-00-033



(Village 1)
BUILDABLE AREA
N.T.S.



TYPICAL ROAD SECTION
N.T.S.



PUD/PCD Land Plan Use Summary					
Village Number	Land Use	Approx. Acreage	Density	Approximate No. of Units	Lot Size
1	Single Family	19.24	3.43	66	see detail

Internal Lot Setbacks:

Lot Sizes	Front*	Side	Rear	Corner/Side Streets	PUD Perimeter
7,200 60x125	20 Min. 30 Max	5	20	15	25 – 35

Varying Front Setbacks of 20' to 30' are Created so that no two adjacent lots have the same setback, therefore staggering the front building line.

Front yard setback measured from the edge of right-of-way

The developer will comply with Section 118-924 of the Winter Garden Code regarding minimum lot area, frontage, and setbacks.

Open Space (Village 1) *20.8% = 4.02 ac.*

DATE	REVISION	NAME	CHECKED
11/8/11	City Comments	JAS	RAJ
11/9/11	City Comments	JAS	RAJ

Amendments for Village 1 Avalon Reserve PUD Development Plan

JEC
june engineering consultants, inc.
132 W. Plant Street, Suite 200
Winter Garden, FL 34787
Ph. 407-905-8180
Fax 407-905-6232
Certificate of Authorization #00008507

DRAWN BY: CLK DATE: 11/8/11 | CHECKED BY: RAJ DATE: 11/8/11 | SCALE 1" = 100'

ROHLAND ALLEN JUNE II
PE# 41949

JOB NO. 01-0347
SHEET 1 OF 1

ICTIVE /OB50347 Avalon Reserve\PUD Plan\Avalon Reserve Bubble Plan revised Sheet 1 of 1.dwg 11/18/2011 2:59:59 PM

CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

300 West Plant Street - Winter Garden, Florida 34787-3011 ● (407) 656-4111

STAFF REPORT

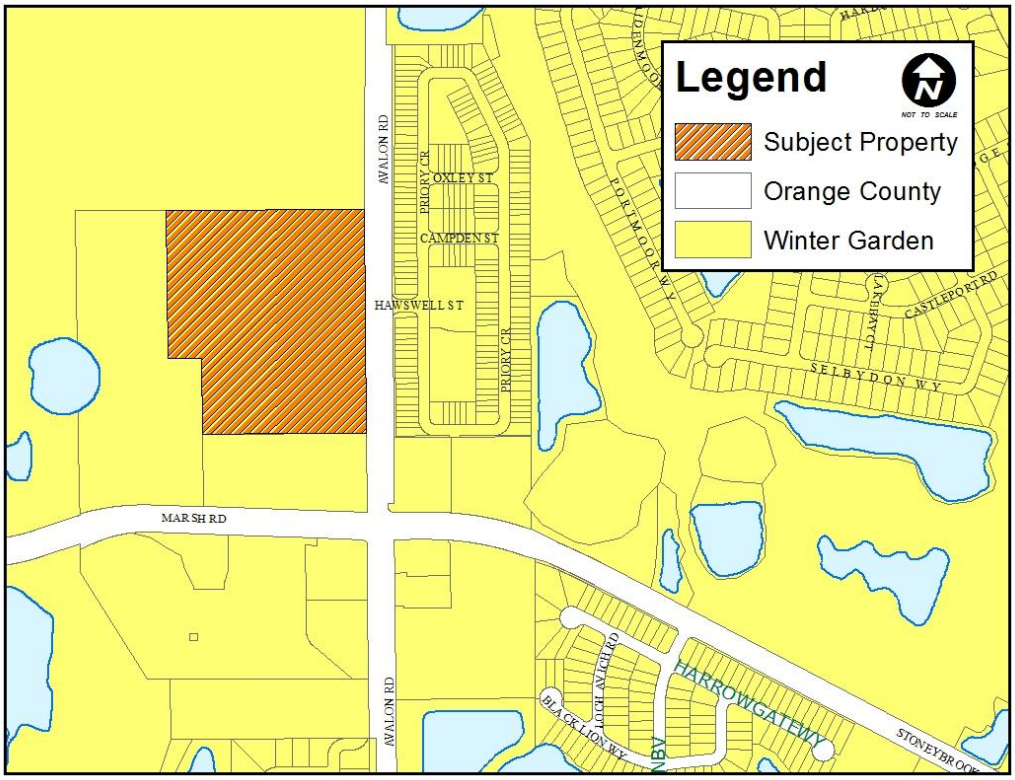
TO: PLANNING AND ZONING COMMITTEE
PREPARED BY: STEVE PASH, SENIOR PLANNER
DATE: NOVEMBER 28, 2011
SUBJECT: PUD AMENDMENT
Avalon Road (19.24+/- ACRES)
PARCEL ID # 04-23-27-0000-00-033

APPLICANT: RANDY JUNE

INTRODUCTION

The purpose of this report is to evaluate the proposed project for compliance with the City of Winter Garden Code of Ordinances and Comprehensive Plan.

The subject property is generally located at the northwest corner of Avalon Road and Marsh Road, and is approximately 19.24± acres. The map below depicts the location of the subject property within the City of Winter Garden municipal limits.



The applicant is requesting an amendment to the previously approved 173 ± acre Avalon Reserve PUD to amend a 19.24 ± acre portion of the PUD (Village 1) to change the approved townhomes to single-family homes. The subject property is located within the City of Winter Garden municipal limits, and carries the zoning designation PUD and is designated Medium Density Residential on the Future Land Use Map of the Comprehensive Plan.

EXISTING USE

The subject property does not presently contain any strutures and is agricultural use (planted pines).

ADJACENT LAND USE AND ZONING

The property located to the north is 232 ± acres agricultural land, an undeveloped PUD approved for 391 single-family homes and 109 townhomes, known as the Hickory Hammock PUD. The property to the south is 5.5 ± acres timberland, approved for commercial uses, and is part of the Avalon Reserve PUD (Village 6). The property to the east is townhomes and commercial uses, all part of the Stoneybrook West PUD. The property to the west is 14.11 ± acres partially developed as a church and the remainder is timberland, also part of the Avalon Reserve PUD (Village 3).

PROPOSED USE

The applicant proposes to develop the 19.24 ± acre site into a residential planned unit development containing 66 lots. The proposed neighborhood will be a private neighborhood, with a park and pedestrian trails around the pond.

COMMON OPEN SPACE ANALYSIS

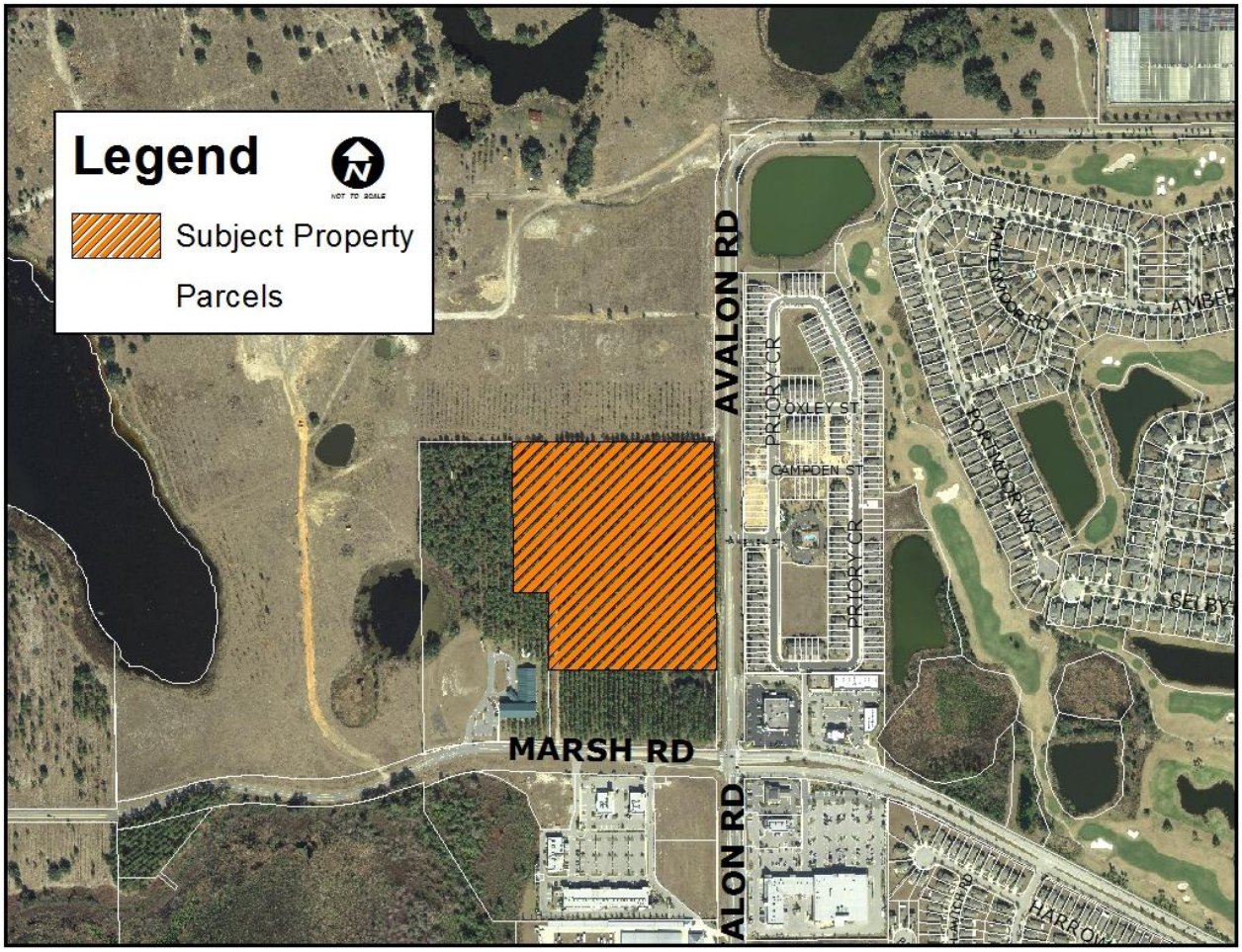
The proposed development will have ± 4 acres of open space, consisting of ponds, pedestrian paths, and a park. All of the open space will be maintained by the HOA and available to the residents. The developer will establish the HOA, require membership by all property owners, and the association documents will be reviewed and approved by the City.

SUMMARY

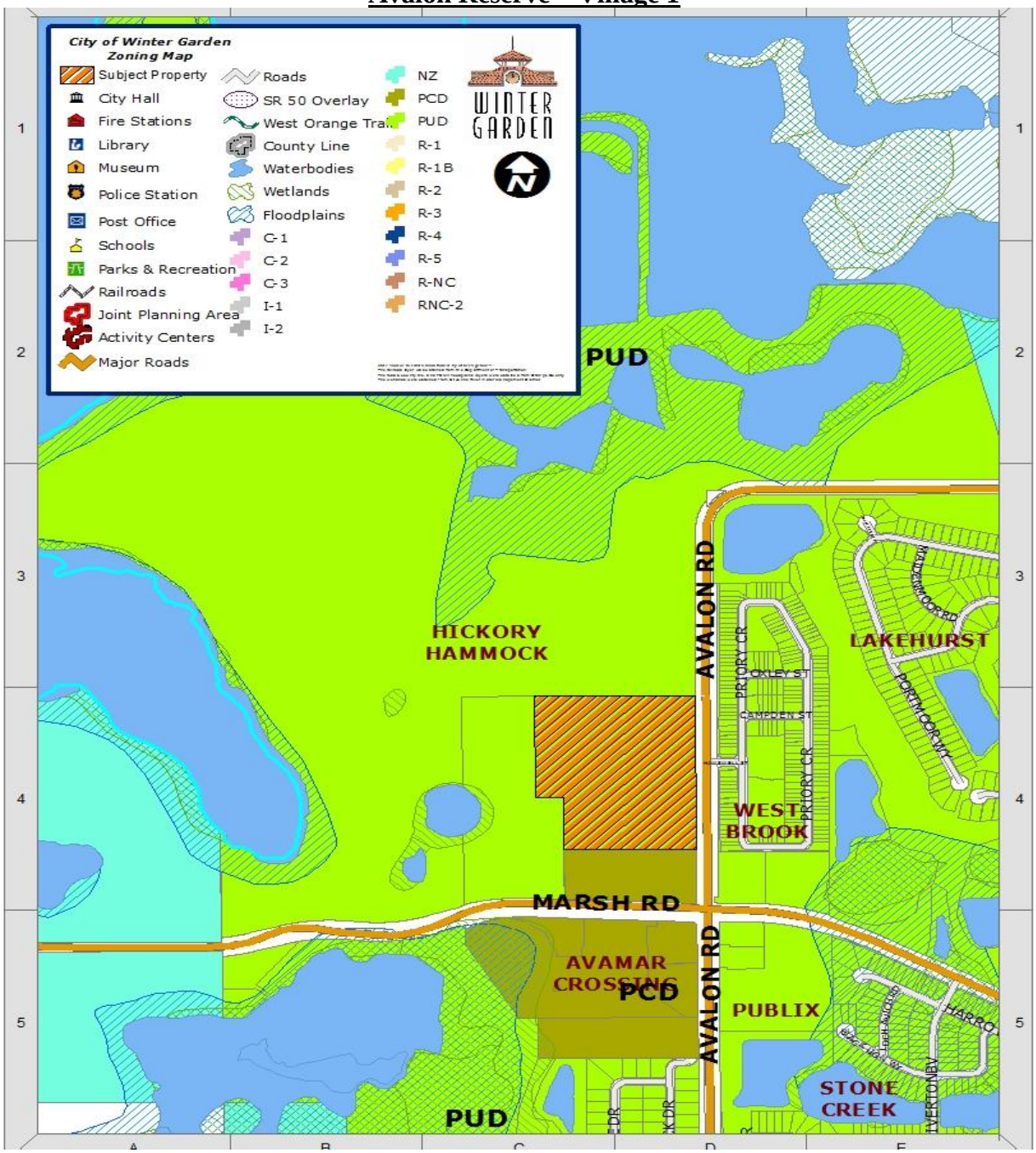
City Staff recommends approval of the proposed Ordinance. Amending the existing PUD is consistent with the City's Comprehensive Plan and the City of Winter Garden Code of Ordinances. The proposed development is a reasonable and low intensity use of the land and is compatible with the area.

MAPS

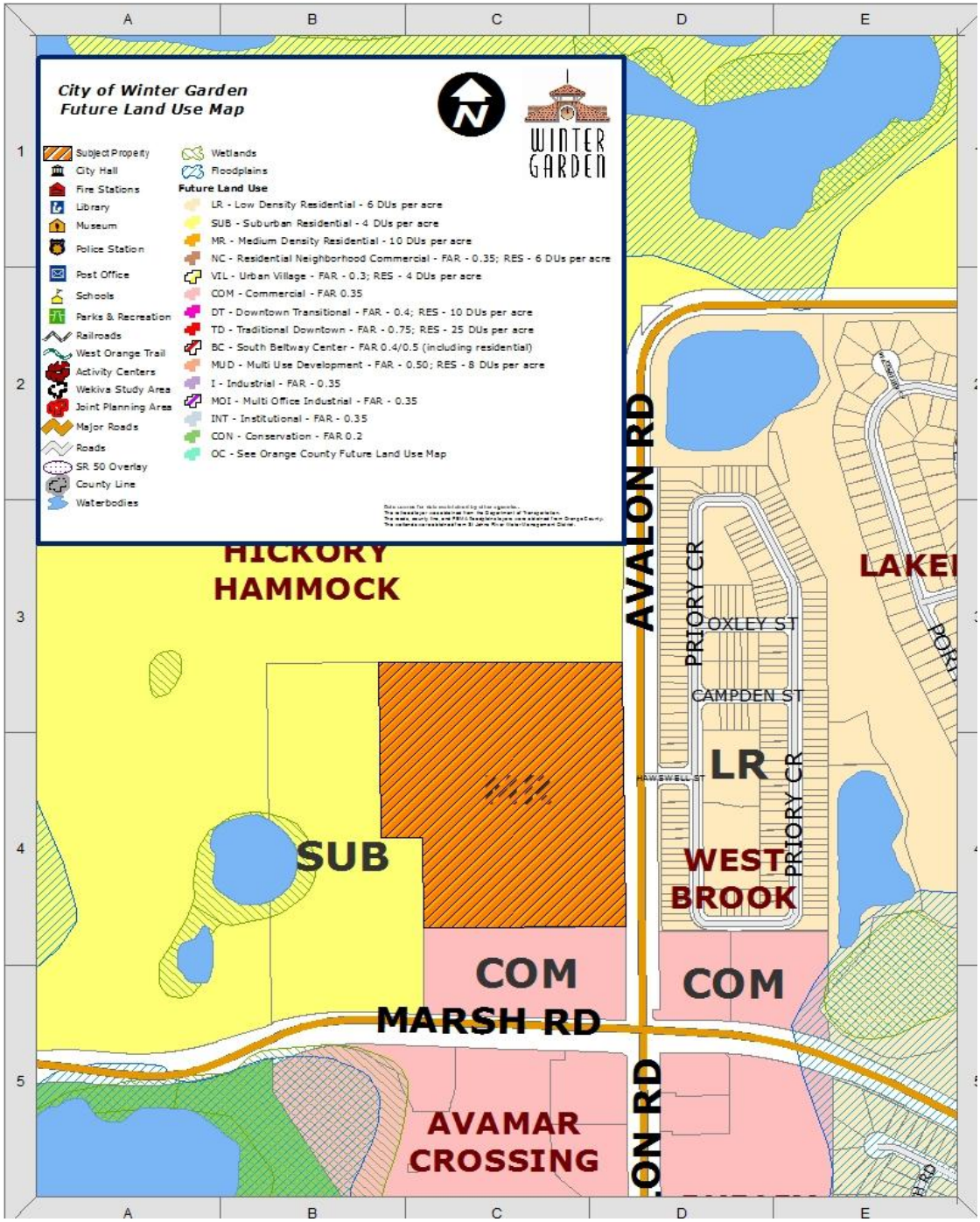
AERIAL PHOTO
Avalon Reserve – Village 1



ZONING MAP
Avalon Reserve – Village 1



FUTURE LAND USE MAP
Avalon Reserve – Village 1



PROPOSED ELEVATIONS
Avalon Reserve – Village 1

ROYAL OAK HOMES "HAWTHORNE" ELEV. # 2 · STONE

ROYAL OAK HOMES · "MARSHALL" · ELEV '2' · STUCCO

ROYAL OAK HOMES · "PARKER" · ELEV. #2 · STONE

ROYAL OAK HOMES · "TOWNSEND" · ELEV. #2 · STONE

END OF STAFF REPORT

PUD Development Plan
for
Avalon Reserve
(Village 1)
AMENDED 11/9/2011

Revised General Notes

1. Site development is estimated to occur in accordance with the following schedule:
Phase 1 - Village 1 - 2012

This schedule is intended only to be used as an estimate of the buildout of the project and should not be used as a strict guideline as actual buildout shall be determined by market conditions during the life of the project.

2. Village 1 is not required to provide a pedestrian connection to adjacent Villages.

3. Residential Design Criteria - Prior to any final plat approvals for detached single family residential development or preliminary plat approvals on the site the developer shall provide typical front elevations and floor plans for Planning and Zoning Board approval. The City Planning and Zoning Board shall approved these typical elevations and floor plans if they find the elevations and floor plans:

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c. Primary building entrances shall be visible and accessible from the street and shall have a walkway from the primary entrance to the sidewalk.

d. Product types shall be varied and/or staggered to avoid similar products directly adjacent to each other or provide alternate color and architectural details.

e. 5' foot side yard setback shown on 60' foot wide lots are acceptable under the following conditions: All mechanical equipment including AC units, pool equipment, water filtration systems, and any other utility or service equipment must be located to the rear of the house, side yards must remain unobstructed, and stormwater design/engineering must be provided sufficiently addressing that 5 foot side yards can adequately support all necessary drainage and stormwater management for the property.

4. A 5' Landscape Buffer shall be provided on the north and west property lines. Landscaping shall be installed consistent with the requirements of Section 118-1524(b) and Table 3.4.2.

5. A 5' wall easement shall be provided on the south property line adjacent to the commercial project (Village 6) where a 6' tall brick wall will be constructed.

6. Swimming pools must meet all requirements of City Code and are not guaranteed on all lots. Applications for swimming pools will be reviewed on an individual basis.

7. Installation of privacy fences should not impede the flow of water for drainage purposes.

8. A 10' landscape buffer shall be provided along CR545 (Avalon Road). The proposed brick wall shall be constructed as far away from the R/W as possible within the 10' wall/landscape easement, to provide a wider landscape area at least 8' wide. The landscaping shall be consistent with the requirements of Sec. 118-1524(a) and Table 3.4.1.

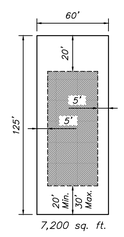
LAND DESCRIPTION
AVALON RESERVE
VILLAGE 1

A PORTION OF THE WEST ONE-HALF (W ½) OF THE NORTHWEST ONE-QUARTER (NW ¼) OF SECTION 4, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 4, TOWNSHIP 23 SOUTH, RANGE 27 EAST; THENCE NORTH 89°53'58" EAST ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (NW 1/4) OF SAID SECTION 4, A DISTANCE OF 398.54 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°53'58" EAST, 901.59 FEET; THENCE SOUTH 00°27'00" EAST ALONG THE WESTERLY RIGHT-OF-WAY OF AVALON ROAD (COUNTY ROAD 545), 983.59 FEET; THENCE SOUTH 89°30'06" WEST, 750.31 FEET; THENCE NORTH 00°31'24" WEST, 334.66 FEET, THENCE NORTH 88°03'18" WEST, 150.14 FEET; THENCE NORTH 00°31'24" WEST, 648.80 FEET TO THE POINT OF BEGINNING.

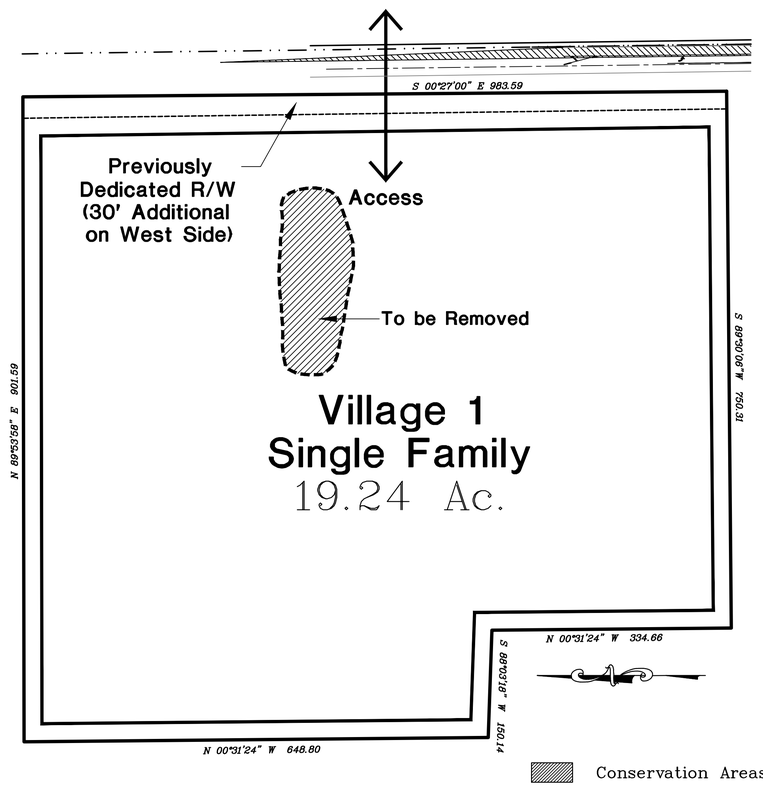
SAID LANDS LYING IN THE CITY OF WINTER GARDEN, ORANGE COUNTY, FLORIDA CONTAINING 19.244 ACRES, MORE OR LESS.

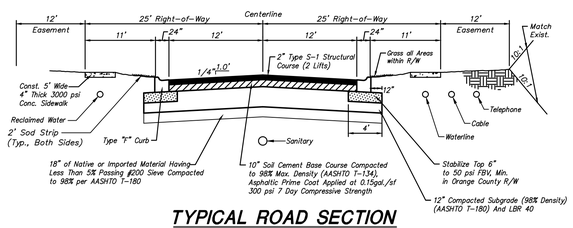
TAX PARCEL ID# 04-23-27-0000-00-033



(Village 1)

BUILDABLE AREA
N.T.S.





TYPICAL ROAD SECTION
N.T.S.

Internal Lot Setbacks:

Lot Sizes	Front*	Side	Rear	Corner/Side Streets	PUD Perimeter
7,200 60x125	20 Min. 30 Max	5	20	15	25 – 35

Varying Front Setbacks of 20' to 30' are Created so that no two adjacent lots have the same setback, therefore staggering the front building line.

Front yard setback measured from the edge of right-of-way

The developer will comply with Section 118-924 of the Winter Garden Code regarding minimum lot area, frontage, and setbacks.

Open Space (Village 1) 20.8% = 4.02 ac.

PUD/PCD Land Plan Use Summary					
Village Number	Land Use	Approx. Acreage	Density	Approximate No. of Units	Lot Size
1	*Single Family*	19.24	3.43	66	see detail

DATE	REVISION	NAME	CHECKED
11/8/11	City Comments	JAS	RAJ
11/9/11	City Comments	JAS	RAJ

Amendments for Village 1
Avalon Reserve PUD
Development Plan

june engineering consultants, inc.
132 W. Plant Street, Suite 200
Winter Garden, FL. 34787
Ph. 407-905-8180
Fax 407-905-6232
Certificate of Authorization #00008507

DRAWN BY: CLK DATE: 11/8/11 | CHECKED BY: RAJ DATE: 11/8/11 | SCALE 1" = 100'

ROHLAND ALLEN JUNE II
PE# 41949

JOB NO. 01-0347
SHEET 1 OF 1

K:\ACTIVE JOBS\0347 Avalon Reserve\PUD Plan\Avalon Reserve Bubble Plan revised Sheet 1 of 1.dwg, 11/18/2011 1:29:59 PM

THE CITY OF WINTER GARDEN

CITY COMMISSION AGENDA ITEM

From: Ed Williams, Community Development Director

Via: City Manager Mike Bollhoefer

Date: **November 28, 2011** **Meeting Date: December 8, 2011**

Subject: Ordinance 12-01 (Tucker Oaks PUD Amendment)
Tucker Oaks Property (78.5+/- ACRES)
PARCEL ID # 28-22-27-8781-00-020

Issue: The applicant is requesting to amend the PUD Plan for the Tucker Oaks Property which was adopted by Ordinance 04-34 (rezoning 78.5± acres of land from County A-1 to City PUD) to allow for the construction of two-unit townhomes in place of tri-plex condominiums. The subject property is located within the City of Winter Garden municipal limits, and carries the zoning designation PUD (Planned Unit Development) in the City of Winter Garden. The subject property is designated Medium Density Residential on the Future Land Use Map of the Comprehensive Plan.

Discussion:

City Staff recommend approval of the proposed Ordinance. Amending the PUD Plan for the Tucker Oaks Property to allow for two-unit townhomes to be constructed in place of triplex condominiums on a 13.29± acre portion of the 78.5± acre site is consistent with the City's Comprehensive Plan and the City of Winter Garden Code of Ordinances. (See attached Staff Report).

Recommended Action:

Staff recommends approval of Ordinance 12-01 (Amending the Tucker Oaks PUD) with the second reading and public hearing being scheduled for January 12, 2012.

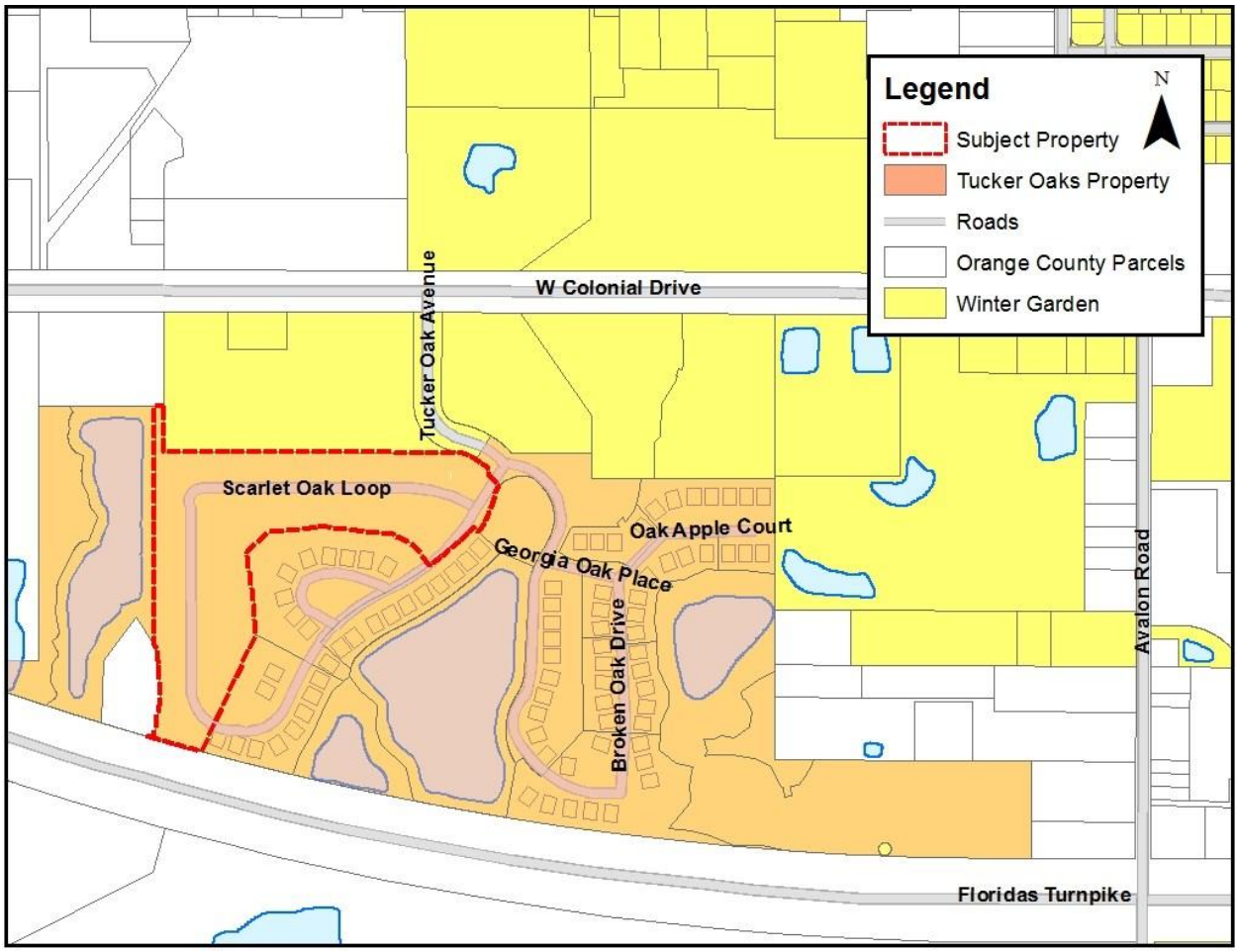
Attachments/References:

Location Map
Ordinance 12-01
Staff Report
PUD Plan

LOCATION MAP

Ordinance 12-01

78.5 Acres
Tucker Oaks – PUD Amendment



ORDINANCE 12-01

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING SECTION I AND SECTION II OF ORDINANCE 04-34 TUCKER PROPERTY PUD TO CONVERT TRIPLEX CONDOMINIUMS TO TWO-UNIT TOWNHOMES ON APPROXIMATELY 13.29 +/- ACRES OF CERTAIN REAL PROPERTY GENERALLY LOCATED NORTH OF FLORIDA'S TURNPIKE AND SOUTH OF WEST COLONIAL DRIVE ON SCARLET OAK LOOP; PROVIDING FOR CERTAIN PUD REQUIREMENTS; PROVIDING FOR NON-SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE. (Tucker Oaks PUD)

WHEREAS, on July 24, 2004 the City Commission of the City of Winter Garden approved Ordinance 04-34, which rezoned approximately 78.5 acres of certain real property now commonly known as Tucker Oaks from County A-1 to City PUD; and

WHEREAS, the property owner, D.R. Horton, Inc. has requested to amend the approved PUD Plan for the Tucker Oaks PUD, converting triplex condominiums to two-unit townhomes on 13.29 acres of the 78.5 acre site; and

WHEREAS, Ordinance 04-34 allows for minor amendments to the Ordinance to be achieved by Resolution of the City Commission, and major amendments to the Ordinance to be approved by Ordinance of the City Commission; and

WHEREAS, after public notice and due consideration of public comment, the City Commission of the City of Winter Garden hereby finds and declares the adoption of this Ordinance and the proposed amendment to the Tucker Oaks PUD Plan is consistent with the City of Winter Garden Comprehensive Plan, and the City of Winter Garden Code of Ordinances, therefore;

BE IT ENACTED BY THE CITY OF WINTER GARDEN, FLORIDA:

SECTION 1: *Amendments to Ordinance 04-34*

a. ATTACHMENT "B" (the PUD Plan created by Glatting Jackson) referenced in Section 1 of Ordinance 04-34 is deleted and replaced with the Tucker Oaks Preliminary Plat attached hereto as Exhibit "A."

b. ATTACHMENT "C" (Building Elevations) referenced in Section 1 of Ordinance 04-34 is deleted and replaced with Exhibit "B" attached hereto.

SECTION 2: *General Requirements*

a. **Staff Conditions-** All development on the 13.29 acre portion of the Tucker Oaks property which will be developed as two-unit townhomes must comply with the following staff conditions:

(1) All portions of the potable water system and reclaimed water system located downstream of the master meter shall be owned and maintained by the Tucker Oaks Condominium Association and/or the Villas at Tucker Oaks Homeowner's Association, and will be sub-metered and residents billed by the association, not the City of Winter Garden.

(2) All 4 inch fire service lines located within the 13.29 acre portion of the Tucker Oaks PUD property which will be developed as two-unit townhomes must be removed; the existing fire protection main stub-out may remain in place below grade and be abandoned at the valve.

(3) Irrigation and maintenance of required yards will be performed on an overall basis by the Tucker Oaks Condominium Association and/or the Villas at Tucker Oaks Homeowner's Association, not by individual lot owners.

(4) No additional impervious area may be added to the stormwater system beyond that originally permitted for the master stormwater management system.

(5) A signed and sealed lot grading plan showing the finished floor elevation and lot grading of all units must be submitted prior to any construction approval, all lot numbers shown on the lot grading plan shall be consistent with the final plat.

(6) The Owner is responsible for meeting all provisions of ADA and Florida Accessibility Code.

(7) All work shall conform to City of Winter Garden standards and specifications.

(8) The City of Winter Garden will inspect private site improvements only to the extent that they connect to City owned/maintained systems (roadways, drainage, utilities, etc.). It is the responsibility of the Owner and Design Engineer to ensure that privately owned and maintained systems are constructed to the intended specifications. The City is not responsible for the operation and maintenance of privately owned systems, to include, but not be limited to, roadways, parking lots, drainage, stormwater ponds or on-site utilities.

(9) The Contractor is responsible for the notification, location and protection of all utilities that may exist within the project limits.

(10) No fill or runoff will be allowed to discharge onto adjacent properties; existing drainage patterns shall not be altered. The applicant should note that if approval is granted, the City of Winter Garden is not granting rights or easements for drainage from, or onto, property owned by others, including by way any development order or permit issued. Obtaining permission, easements or other approvals that may be required to drain onto private property is the Owner/Developer's responsibility. Should the flow of stormwater runoff from, or onto adjacent properties be unreasonable or cause problems, the City shall not be responsible and any corrective measures required will be the responsibility of the Owner. Site construction shall adhere to the City of Winter Garden erosion and sediment control requirements as contained in Chapter 106 - Stormwater. If approval is granted by the City of Winter Garden, it does not waive any permits that may be required by federal, state, regional, county, municipal or other agencies that may have jurisdiction.

(11) After final plan approval, a preconstruction meeting will be required prior to any commencement of construction. The applicant shall provide an erosion control and street lighting plan at the preconstruction meeting and shall pay all engineering review and inspection fees prior to construction. Inspection fees in the amount of **2.25%** of the cost of all site improvements shall be paid prior to issuance of the building permit.

SECTION 3: *Non-Severability.* Should any portion of this Ordinance be held invalid, then the entire Ordinance shall be null and void.

SECTION 4: *Effective Date.* This Ordinance shall become effective upon adoption at its second reading.

FIRST READING: DECEMBER 8 , 2011.

SECOND READING AND PUBLIC HEARING: _____ , 2012.

ADOPTED this _____ day of _____, 2012, by the City Commission of the City of Winter Garden, Florida.

APPROVED:

_____
JOHN REES, Mayor/Commissioner

ATTEST:

_____
KATHY GOLDEN, City Clerk

Exhibit "A"

COVER PAGE

TUCKER OAKS PRELIMINARY PLAT

(14 PAGES - ATTACHED)

PRELIMINARY PLAT

TUCKER OAKS

FORMERLY KNOWN AS TUCKER RANCH

WINTER GARDEN, FLORIDA

PARCEL ID: 28-22-27-0000-00-028
PARCEL ID: 28-22-27-0000-00-012
PARCEL ID: 28-22-27-0000-00-034

PREPARED FOR

D.R. HORTON CUSTOM HOMES

5850 T. G. LEE BOULEVARD, SUITE 600
SUITE 4000
ORLANDO, FL 32822
(407) 857 9101

NOT FOR CONSTRUCTION

DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERING BUSINESS
AUTHORIZATION NO. 68

DAVID W. KELLY
FLORIDA P.E. NO. 43335

DATE:

DESCRIPTION (FURNISHED BY CLIENT):

PARCEL #1:

Lying and being in Orange County, Florida, and being the North 860 feet (less the West 450 feet) of the NE 1/4 of the NW 1/4 of Section 28, Township 22 South, Range 27 East (less the North 75 feet for State Road 50) and less: Begin 436 feet West of the NE corner of the NW 1/4 run West 210 feet, South 210 feet, East 210 feet, and North 210 feet to the point of beginning. Also the West 348.66 feet of the North 860 feet of the NW 1/4 of Section 28, Township 22 South, Range 27 East (less the north 75 feet for State Road 50), of the Public Records of Orange County, Florida.

PARCEL #2:

Beginning at the Northeast corner of Section 28, Township 22 South, Range 27 East, run South on the East line of said Section 2016.8 feet more or less to the North right of way line of the Sunshine State Parkway; thence West 400 feet more or less along the North right of way line of the Sunshine State Parkway to a point of beginning; thence North 353.8 feet more or less; thence West 825.2 feet more or less; thence North 1001 feet more or less to the Northeast corner of the Southeast quarter of the Northwest quarter of the Northeast quarter of the said section, thence West 663.2 feet more or less to the Northwest corner of the Southeast quarter of the Northwest quarter of the Northeast quarter of the said section; thence North 221.3 feet more or less to a stake on the 10 acre line 445 feet South of the Northwest corner of the Northeast quarter of the Northwest quarter of the Northeast quarter of said section, thence North 34 degrees 10 minutes West 430 feet more or less to the South right of way line of State Road #50; thence West 413 feet more or less along the South right of way line of State Road #50 to the West line of the Northeast quarter of said section; thence South 1320 feet more or less along the East line of the Northwest quarter of the Northeast quarter; thence West 210 feet, thence North 120 feet, thence West 324 feet more or less along the South right of way line of State Road #50 to a point 450 feet East of the East line of the Northwest quarter of the Northwest quarter of the said section; thence South 341 feet, thence West 450 feet to the East line of the Northwest quarter of the Northwest quarter of the said section; thence South 30 feet on the East line of the Northwest quarter of the Northwest quarter of the said section, thence East 420 feet; thence South 414 feet; thence West 420 feet to the East line of the Northwest quarter of the Northwest quarter of the said section; thence South 460 feet more or less to the Northwest corner of the Southeast quarter of the Northwest quarter of the said section, thence West 448 feet more or less to the North right of way line of the Sunshine State Parkway; thence Easterly along the North right of way line of said Sunshine State Parkway to the point of beginning.

LESS: Begin 237.3 feet East of Southwest corner of Northeast quarter of Northwest quarter, run South 2 degrees 45 minutes West 218.9 feet, thence East 37 degrees 20 minutes South 100 feet, thence East 6 degrees 25 minutes North 114.3 feet, thence North 8 degrees 50 minutes East 133.2 feet, thence North 4 degrees West 184 feet, thence North 34 degrees 40 minutes West 132.1 feet, thence South 36 degrees 10 minutes West 194.4 feet to point of beginning And a 30' road across the Westerly portion of the above described property for egress and ingress to last described leased out land.

ALSO LESS: The North 860.0 feet (Less the West 450.0 feet) of the Northeast quarter of the Northwest quarter of Section 28, Township 22 South, Range 27 East. Also the West 348.66 feet of the North 860.0 feet of the Northwest quarter of the Northeast quarter of Section 28, Township 22 South, Range 27 East.
All of the Public Records of Orange County, Florida.

PARCEL #3:

The South 414 feet of the North 860 feet of the West 420 feet of the NE 1/4 of NW 1/4 of Section 28,Township 22 South, Range 27 East, of the Public Records of Orange County, Florida.

Containing 97.211 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

VICINITY MAP

MAY 10, 2004
REVISED NOVEMBER 10, 2011

DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068

SHEET INDEX

1	COVER SHEET
2	NOTES & TYPICAL SECTIONS
3	BOUNDARY SURVEY
4–7	EXISTING CONDITIONS
8–11	SITE PLAN
8A	OVERALL SITE PLAN
9A	TOWNHOMES PLAN
12	AERIAL

TUCKER OAKS PRELIMINARY PLAT 23049 5/10/04 REVISED 11/10/11

SHT OF PROJECT: TUCKER OAKS
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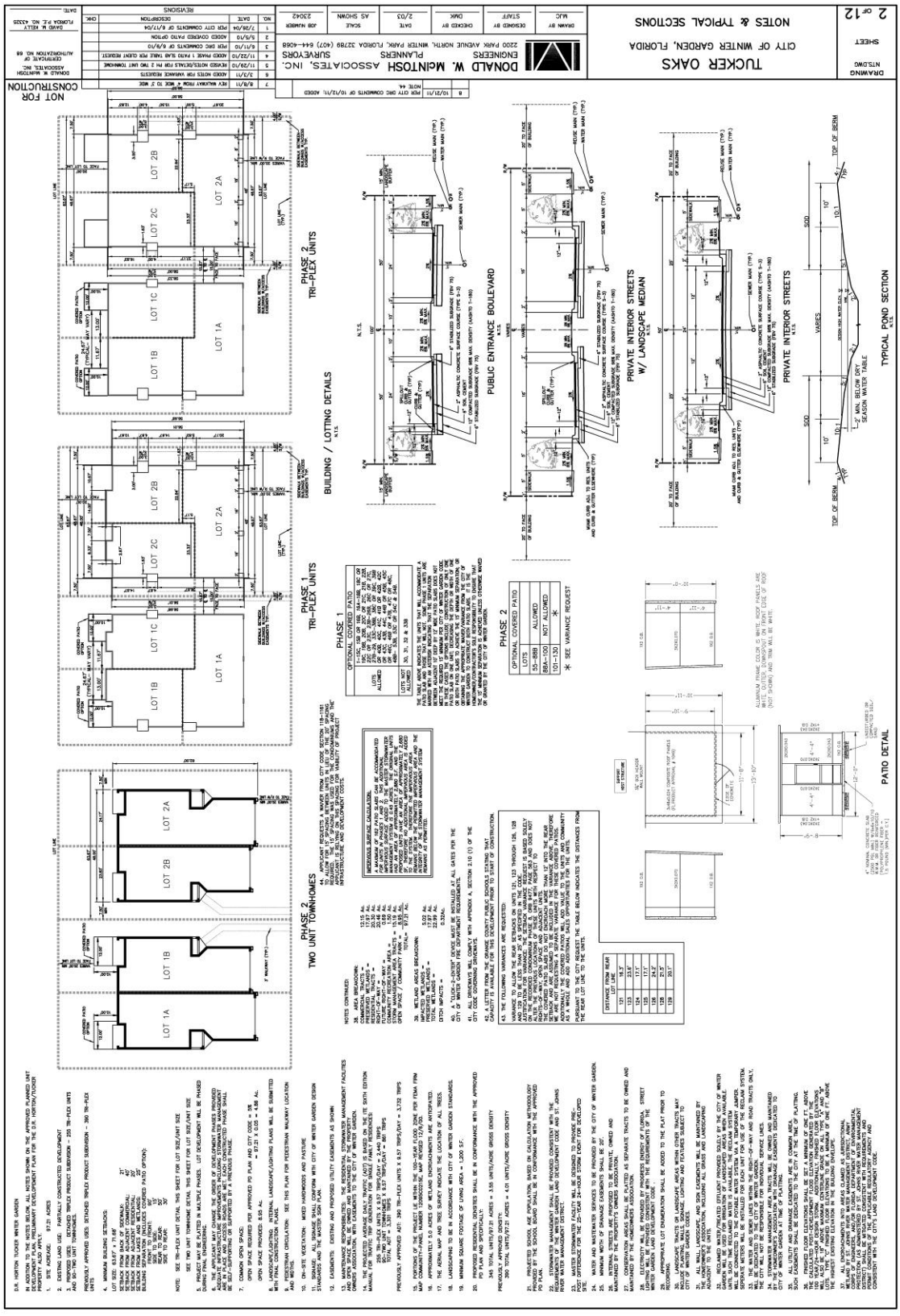
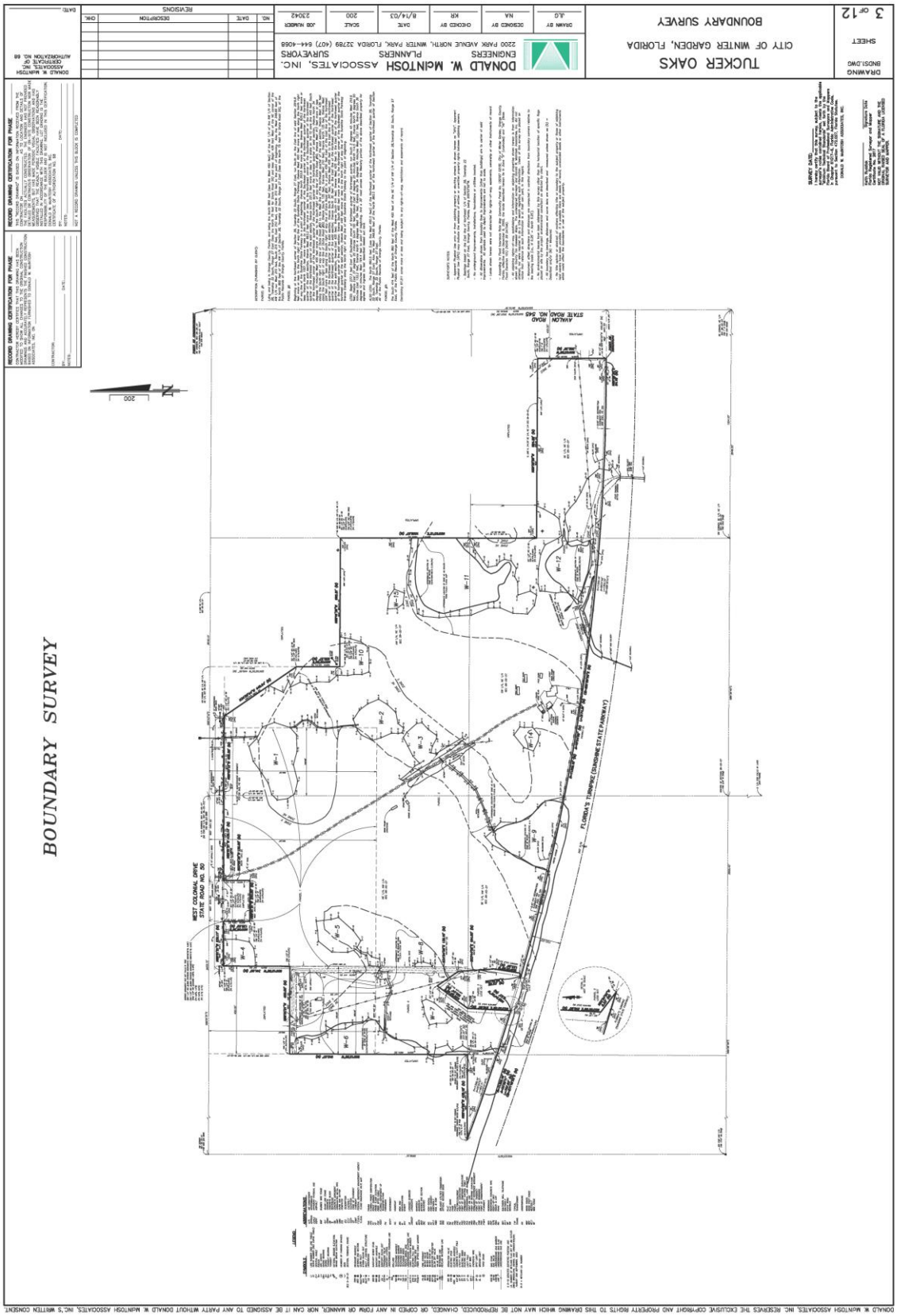


SHT 2 OF 12 PROJECT: TUCKER OAKS
SHEET TITLE: NOTES AND TYP SECS
DWG FILE NAME: NTS.DWG


BOUNDARY SURVEY
TUCKER OAKS
CITY OF WINTER GARDEN, FLORIDA
BOUNDARY SURVEY
DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
3 OF 12
WEST COLONIAL DRIVE
STATE ROAD NO. 50
AVALON ROAD
STATE ROAD NO. 545
FLORIDA'S TURNPIKE (OUNDARE STATE PARKWAY)
W-1
W-2
W-3
W-4
W-5
W-6
W-7
W-8
W-9
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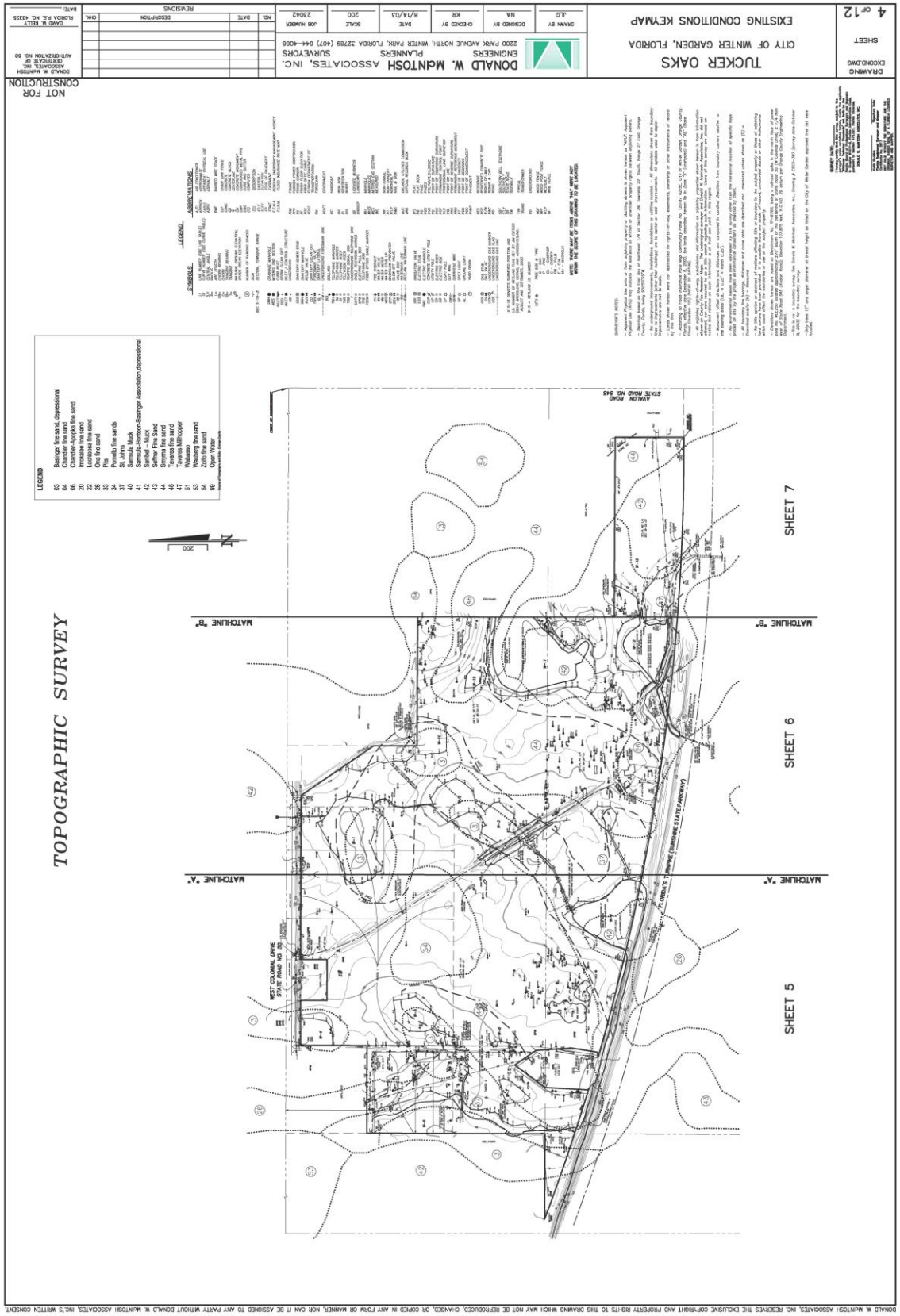
W-11
W-12
200


TOPOGRAPHIC SURVEY
LEGEND
03 Basinger fine sand, depressional
05 Chandler fine sand
06 Chandler-Apopka fine sand
20 Immokalee fine sand
22 Leefield fine sand
26 Ona fine sand
33 Pits
34 Pomello fine sands
37 St. John
40 Samsula Muck
41 Samsula-Hontoon-Basinger Association, depressional
42 Sanibel – Muck
43 Sanibel – Fine Sand
44 Smyrna fine sand
46 Tavares fine sand
47 Tavares Millhopper
51 Wabasso
53 Winsburg fine sand
54 Zolfo fine sand
99 Open Water
MATCHLINE "A"
MATCHLINE "B"
SHEET 5
SHEET 6
SHEET 7
WEST COLONIAL DRIVE
STATE ROAD NO. 50
FLORIDA'S TURNPIKE (SUNSHINE STATE PARKWAY)
AVALON ROAD
STATE ROAD NO. 545
200
NOTE: THERE ARE OF THAT AREA THAT ARE NOT SHOWN ON THE MAPS DUE TO THE DENSE TREE COVER.
SURVEYOR'S NOTES:
DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-1068
TUCKER OAKS
CITY OF WINTER GARDEN, FLORIDA
EXISTING CONDITIONS KEYMAP
DRAWN BY J.L.G.
DESIGNED BY NA
CHECKED BY KR
DATE 8/14/03
SCALE 200
JOB NUMBER 23042
NO. DATE DESCRIPTION CHK.
REVISIONS
DONALD W McINTOSH ASSOCIATES, INC
CERTIFICATE OF AUTHORIZATION NO. 68
DATE:
DAVID W. KEITZ
FLORIDA P.L. NO. 4335
NOT FOR CONSTRUCTION
DRAWING
EXCOND.DWG
SHEET
4 OF 12
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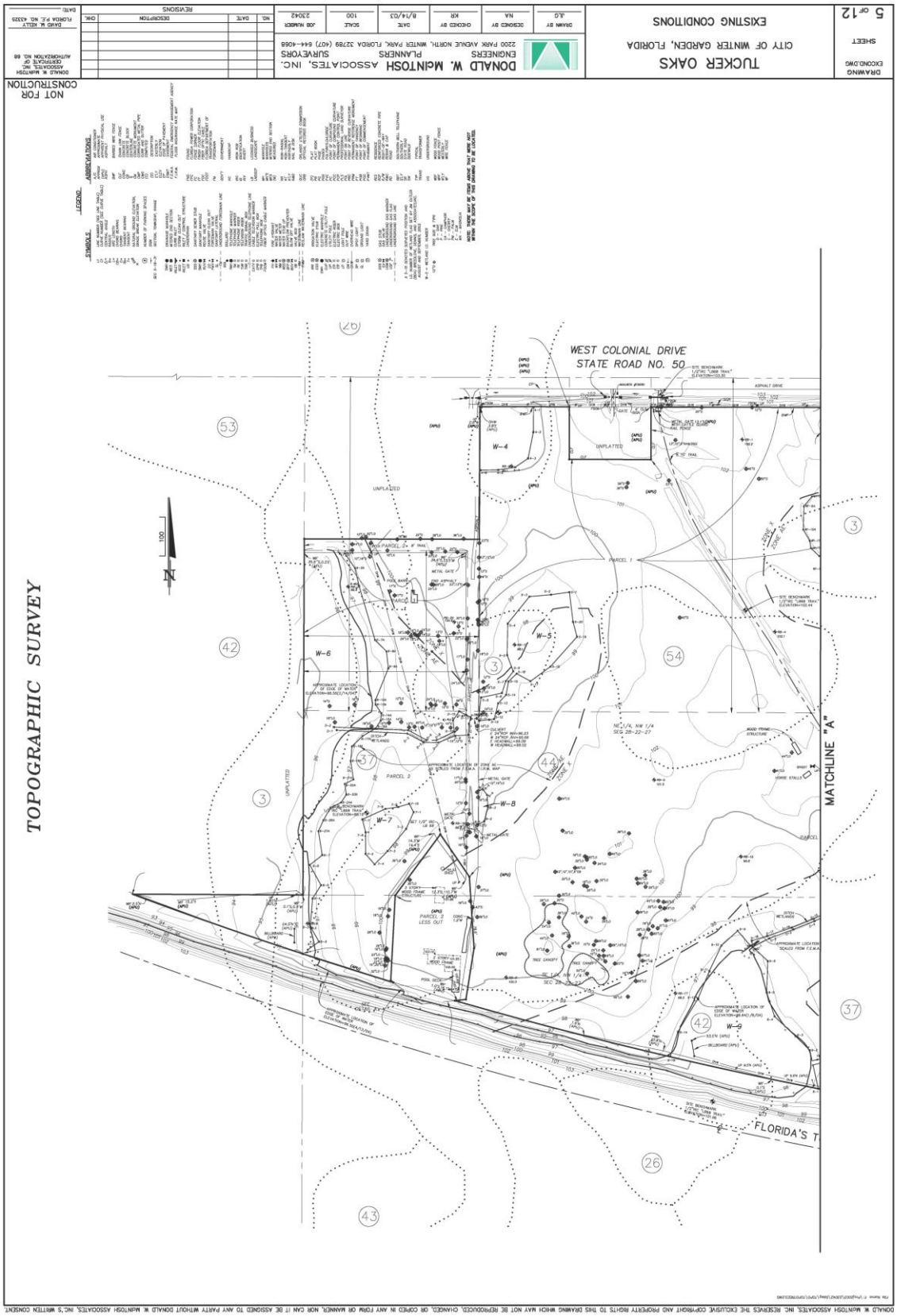
TOPOGRAPHIC SURVEY
TUCKER OAKS
CITY OF WINTER GARDEN, FLORIDA
EXISTING CONDITIONS
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5 OF 12
DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
DRAWN BY A.G.
DESIGNED BY NA
CHECKED BY KR
DATE 8/14/03
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JOB NUMBER 23042
REVISIONS
NO. DATE DESCRIPTION CHK.
DONALD W. McINTOSH ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NO. 68
DONALD W. McINTOSH FLORIDA P.E. NO. 43335
DATE
NOT FOR CONSTRUCTION
SYMBOLS
LEGEND
ABBREVIATIONS
WEST COLONIAL DRIVE
STATE ROAD NO. 50
MATCHLINE "A"
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W-4
W-5
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W-8
W-9
PARCEL 1
PARCEL 2
PARCEL 3
UNPLATTED
NE 1/4, NW 1/4
SEC 28-22-27
ZONE X
ZONE A
N
100
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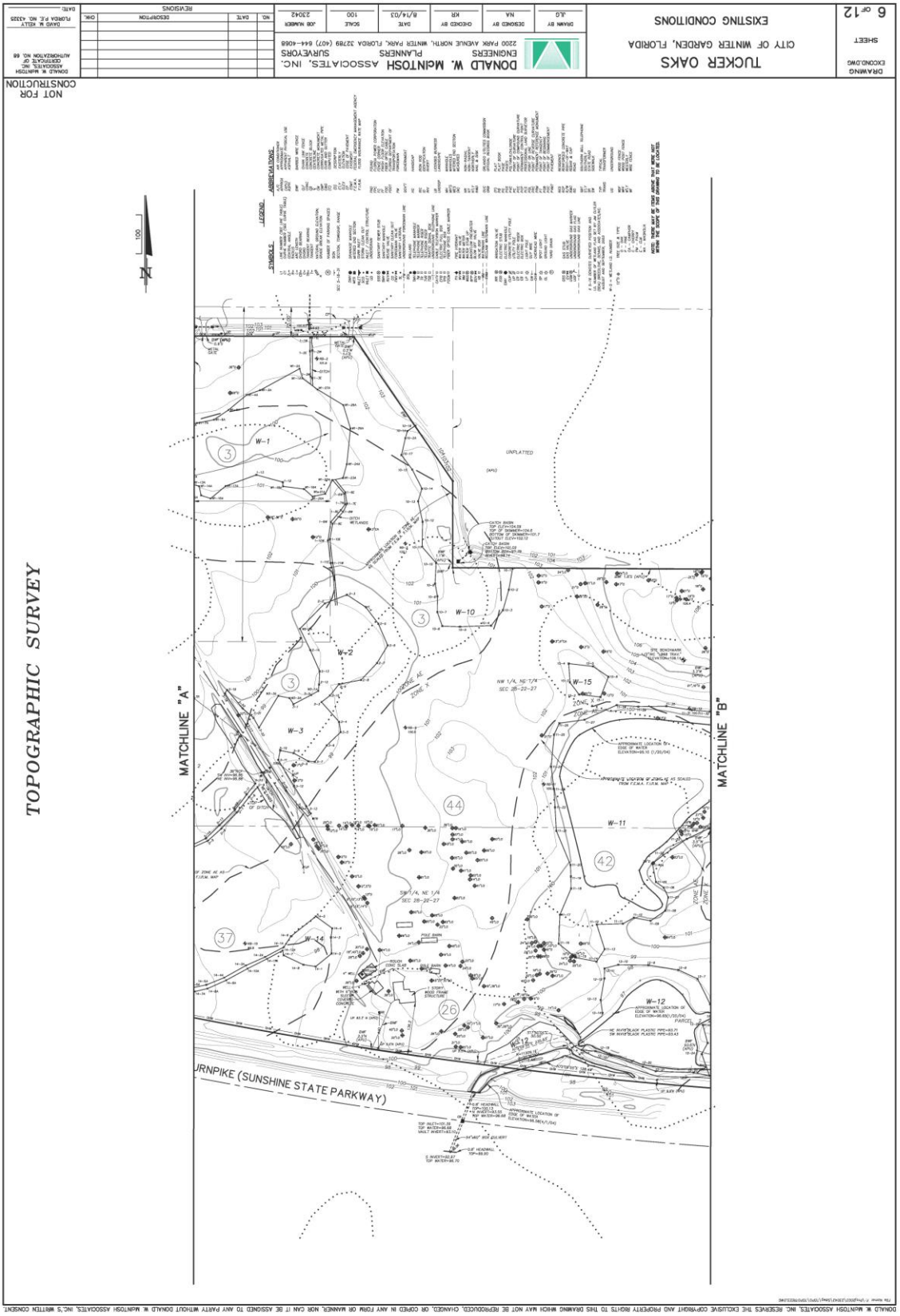

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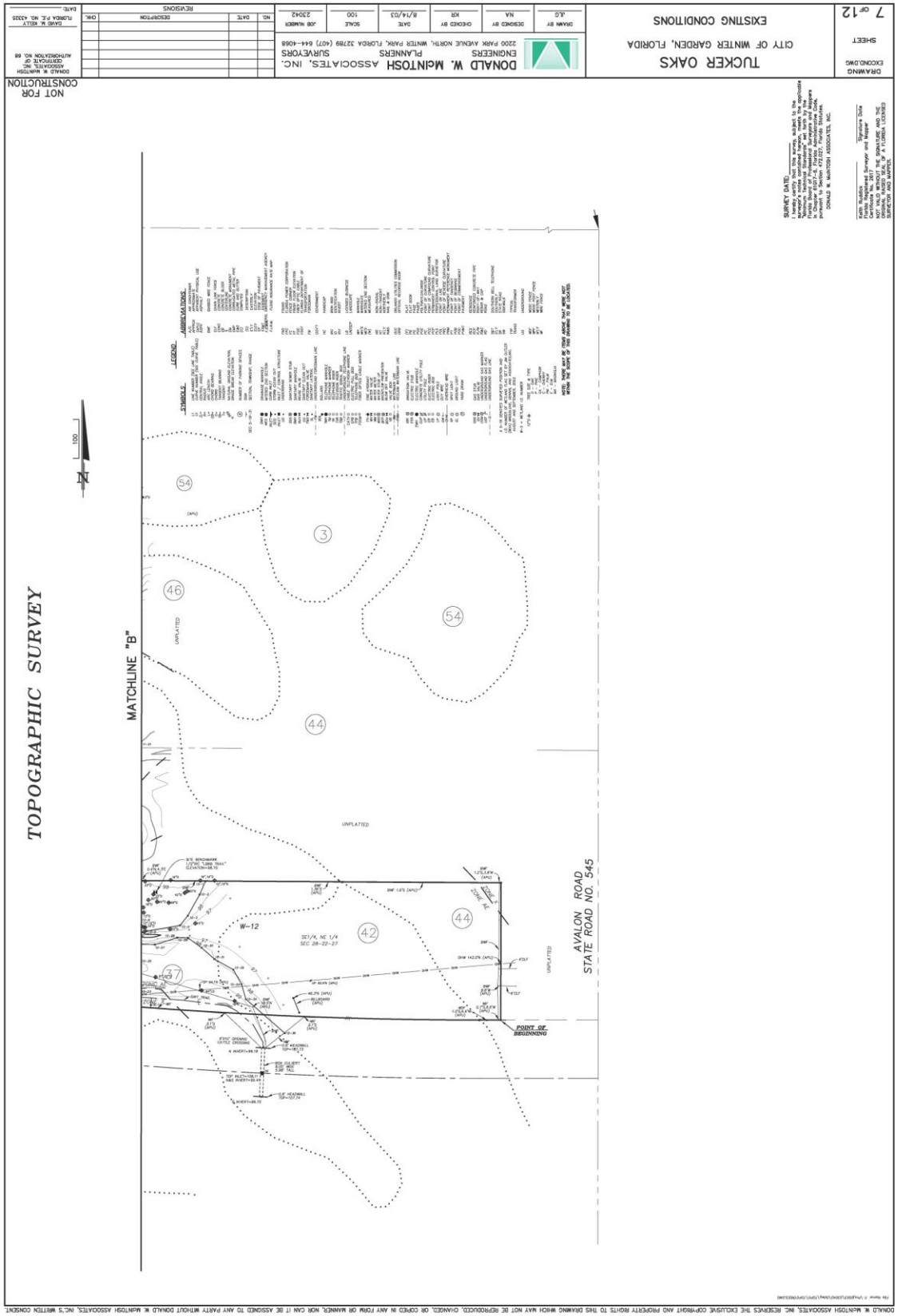

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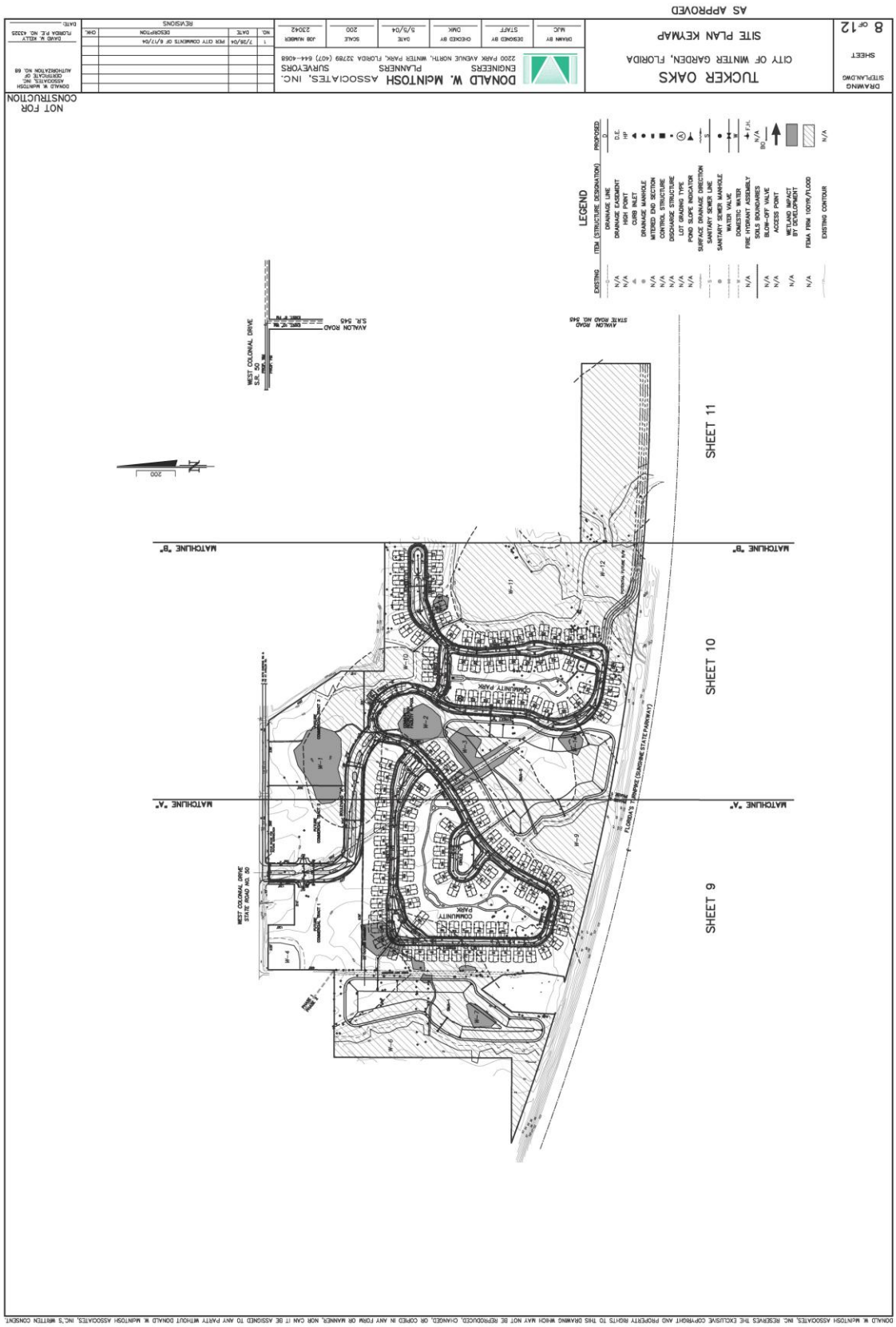

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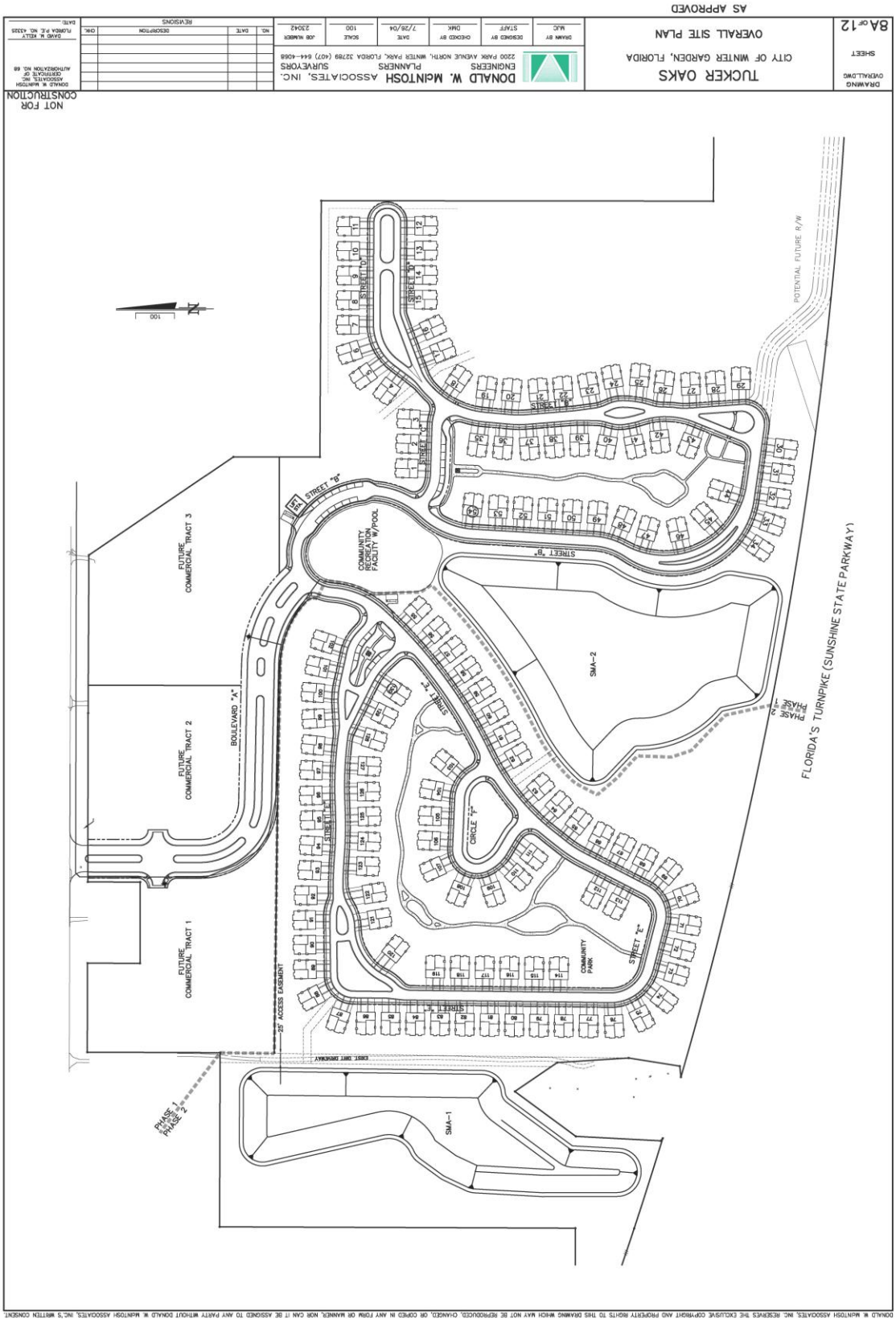
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OVERALL.DWG
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8A of 12
TUCKER OAKS
CITY OF WINTER GARDEN, FLORIDA
OVERALL SITE PLAN
DRAWN BY
MJC
DESIGNED BY
STAFF
CHECKED BY
DMK
DATE
7/28/04
SCALE
100
JOB NUMBER
23042
DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4058
NO.
DATE
DESCRIPTION
CHK.
REVISIONS
DONALD W. McINTOSH ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NO. 68
DAVID M. KELLY FLORIDA P.E. NO. 43335
DATE:
NOT FOR CONSTRUCTION
POTENTIAL FUTURE R/W
FLORIDA'S TURNPIKE (SUNSHINE STATE PARKWAY)
PHASE 1
PHASE 2
SMA-2
SMA-1
CIRCLE "1"
STREET "A"
STREET "B"
STREET "C"
STREET "D"
STREET "E"
STREET "F"
STREET "G"
STREET "H"
STREET "I"
STREET "J"
STREET "K"
STREET "L"
STREET "M"
COMMUNITY RECREATION FACILITY W/POOL
COMMUNITY PARK
BOULEVARD "A"
FUTURE COMMERCIAL TRACT 1
FUTURE COMMERCIAL TRACT 2
FUTURE COMMERCIAL TRACT 3
25' ACCESS EASEMENT
EAST-WEST DRIVEWAY
100
N
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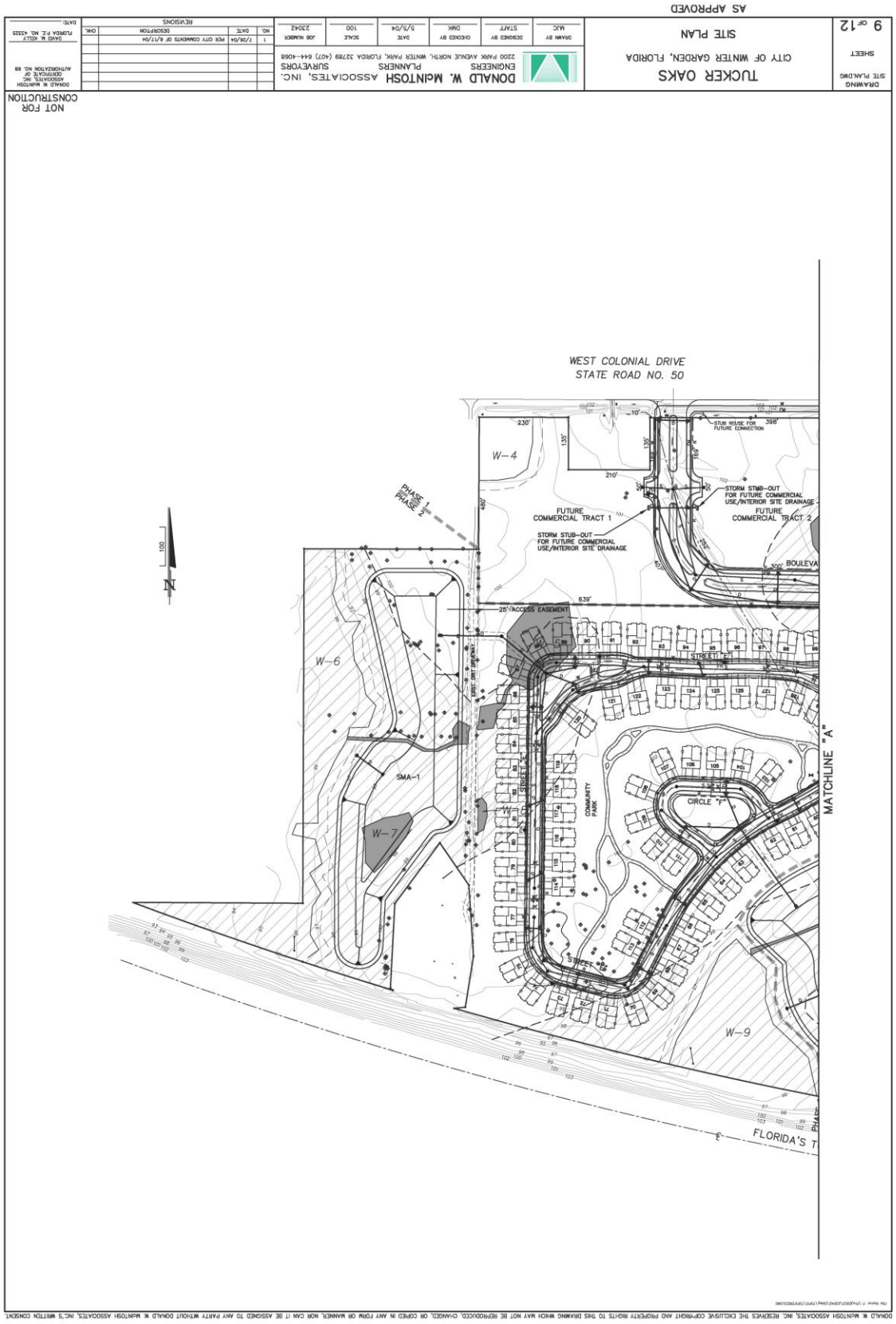

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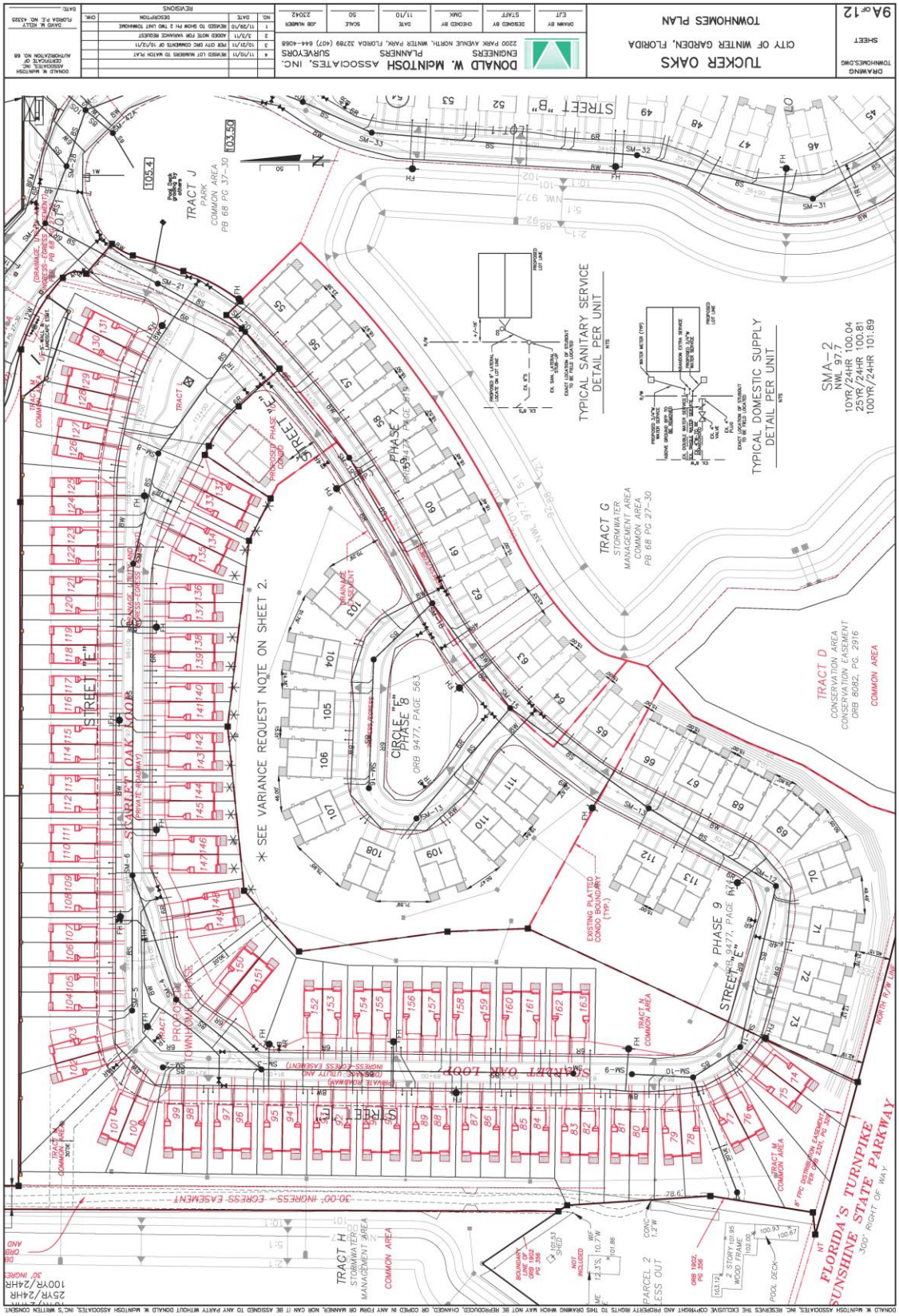
TUCKER OAKS
CITY OF WINTER GARDEN, FLORIDA
TOWNHOMES PLAN
DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-1068
9A of 12
SHEET
DRAWING
TOWNHOMES.DWG
REVISIONS
DATE
DESCRIPTION
DONALD W. McINTOSH ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. 68
DONALD W. McINTOSH
FLORIDA P.E. NO. 43325
SEE VARIANCE REQUEST NOTE ON SHEET 2.
TYPICAL SANITARY SERVICE DETAIL PER UNIT
TYPICAL DOMESTIC SUPPLY DETAIL PER UNIT
SMA-2
NWL 97.7
10YR/24HR 100.04
25YR/24HR 100.81
100YR/24HR 101.89
TRACT J
PARK
COMMON AREA
PB 68 PG 37-30
TRACT G
STORMWATER MANAGEMENT AREA
COMMON AREA
PB 68 PG 27-30
TRACT D
CONSERVATION AREA
CONSERVATION EASEMENT
ORB 8082, PG. 2916
COMMON AREA
TRACT H
STORMWATER MANAGEMENT AREA
COMMON AREA
PARCEL 2
LESS OUT
FLORIDA'S TURNPIKE
SUNSHINE STATE PARKWAY
300' RIGHT OF WAY
STREET "B"
STREET "E"
STREET "F"
SCARLET OAK LOOP
CIRCLE "F"
PHASE 8
ORB 9477, PAGE 56.3
PHASE 1
PHASE 9
DRAINAGE EASEMENT
EXISTING PLATTED CONDO BOUNDARY (TYP.)
30.00' INGRESS-EGRESS EASEMENT
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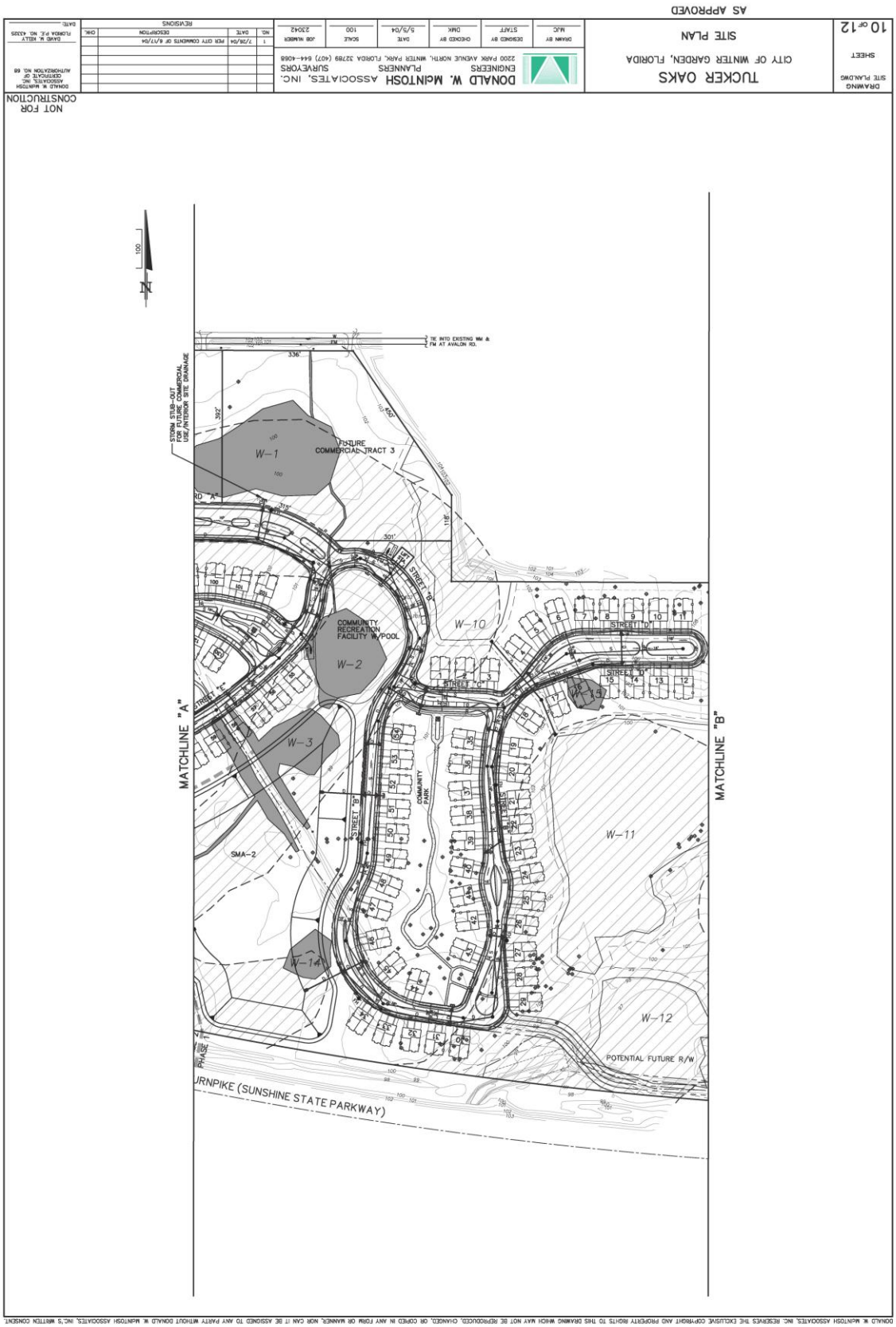

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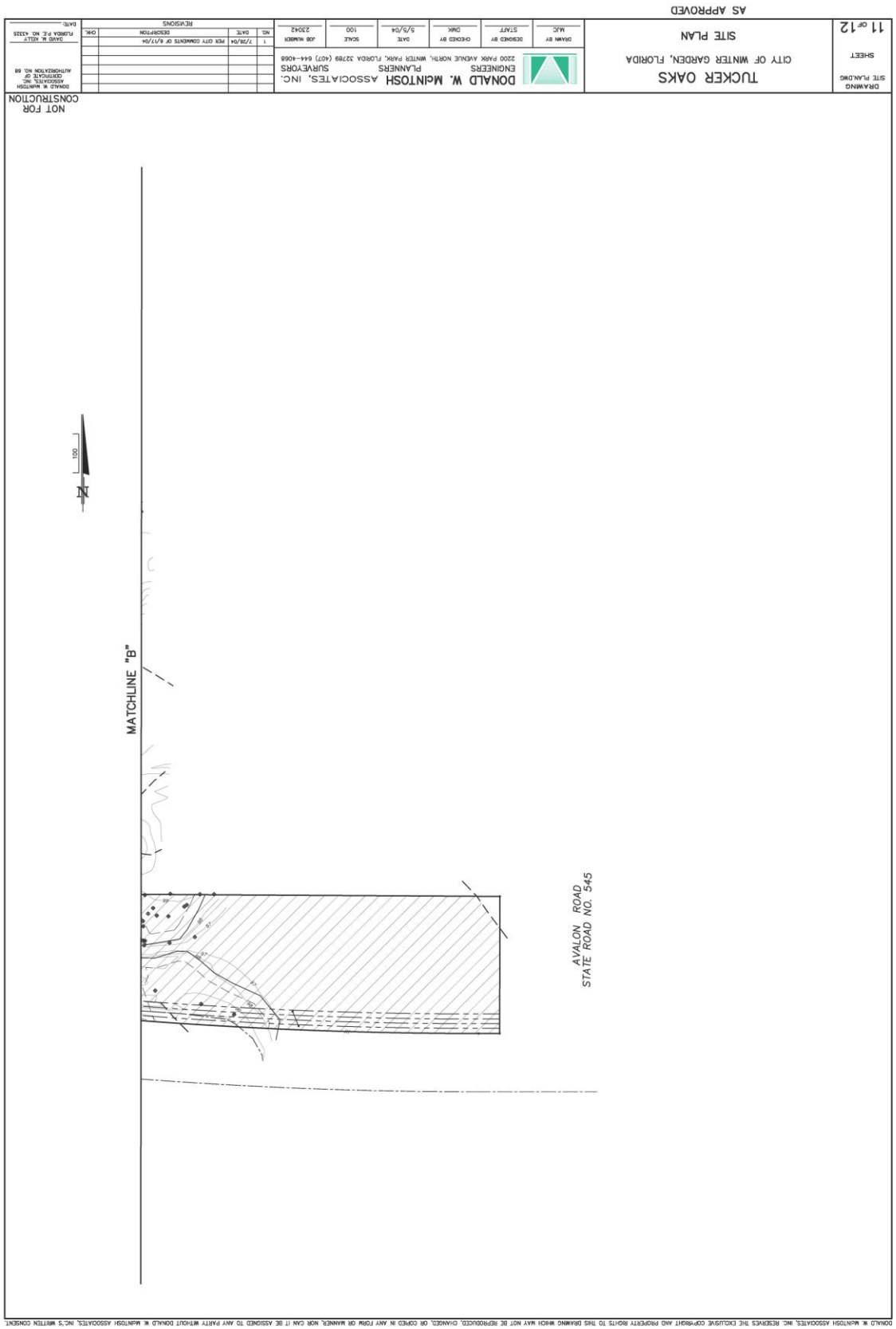
AS APPROVED
DRAWING
SITE PLAN.DWG
SHEET
11 OF 12
TUCKER OAKS
CITY OF WINTER GARDEN, FLORIDA
SITE PLAN
DRAWN BY MJC
DESIGNED BY STAFF
CHECKED BY DWK
DATE 5/5/04
SCALE 100
JOB NUMBER 23042
DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-1068
NO. DATE DESCRIPTION CHK.
1 7/28/04 PER CITY COMMENTS OF 6/17/04
REVISIONS
DATE:
DONALD W. McINTOSH ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NO. 68
OAKS M. NELLY FLORIDA P.E. NO. 43335
NOT FOR CONSTRUCTION
MATCHLINE "B"
AVALON ROAD
STATE ROAD NO. 545
N
100
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S.R. 50
FLORIDA'S TURNPIKE
TUCKER OAKS
CITY OF WINTER GARDEN, FLORIDA
AERIAL PLAN
12 of 12
DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
AS APPROVED
200

Exhibit "B"

COVER PAGE

TUCKER OAKS
BUILDING ELEVATIONS

(1 PAGE - ATTACHED)

Elevation A

PRELIMINARY PLAT

TUCKER OAKS

FORMERLY KNOWN AS TUCKER RANCH

WINTER GARDEN, FLORIDA

PARCEL ID: 28-22-27-0000-00-028
PARCEL ID: 28-22-27-0000-00-012
PARCEL ID: 28-22-27-0000-00-034

PREPARED FOR

D.R. HORTON CUSTOM HOMES

5850 T. G. LEE BOULEVARD, SUITE 600
SUITE 4000
ORLANDO, FL 32822
(407) 857 9101

NOT FOR CONSTRUCTION

DONALD W. McINTOSH ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. 68

DAVID M. KELLY
FLORIDA P.E. NO. 43325

DATE: _____

DESCRIPTION (FURNISHED BY CLIENT):

PARCEL #1:

Lying and being in Orange County, Florida, and being the North 860 feet (less the West 450 feet) of the NE 1/4 of the NW 1/4 of Section 28, Township 22 South, Range 27 East (less the North 75 feet for State Road 50) and less: Begin 436 feet West of the NE corner of the NW 1/4 run West 210 feet, South 210 feet, East 210 feet, and North 210 feet to the point of beginning. Also the West 348.66 feet of the North 860 feet of the NW 1/4 of Section 28, Township 22 South, Range 27 East (less the North 75 feet for State Road 50), of the Public Records of Orange County, Florida.

PARCEL #2

Beginning at the Northeast corner of Section 28, Township 22 South, Range 27 East, run South on the East line of said Section 2016.8 feet more or less to the North right of way line of the Sunshine State Parkway; thence West 400 feet more or less along the North right of way line of the Sunshine State Parkway to a point of beginning; thence North 353.8 feet more or less; thence West 925.2 feet more or less; thence North 1001 feet more or less to the Northeast corner of the Southeast quarter of the Northwest quarter of the Northeast quarter of the said section, thence West 663.2 feet more or less to the Northwest corner of the Southeast quarter of the Northwest quarter of the Northeast quarter of the said section, thence North 221.3 feet more or less to a stake on the 10 acre line 445 feet South of the Northwest corner of the Northeast quarter of the Northwest quarter of the Northeast quarter of said section, thence North 34 degrees 10 minutes West 450 feet more or less to the South right of way line of State Road #50, thence West 413 feet more or less along the South right of way line of State Road #50 to the West line of the Northeast quarter of the said section, thence West 436 feet along the South right of way line of State Road #50, thence South 135 feet, thence West 210 feet, thence North 135 feet, thence West 224 feet more or less along the South right of way line of State Road #50 to a point 450 feet East of the East line of the Northwest quarter of the Northwest quarter of the said section; thence South 341 feet, thence West 450 feet to the East line of the Northwest quarter of the Northwest quarter of the said section; thence South 30 feet on the East line of the Northwest quarter of the Northwest quarter of the said section, thence East 420 feet; thence South 414 feet; thence West 420 feet to the East line of the Northwest quarter of the Northwest quarter of the said section; thence South 460 feet more or less to the Northwest corner of the Southeast quarter of the Northwest quarter of the said section, thence West 448 feet more or less to the North right of way line of the Sunshine State Parkway; thence Easterly along the North right of way line of said Sunshine State Parkway to the point of beginning.

LESS: Begin 237.3 feet East of Southwest corner of Northeast quarter of Northwest quarter, run South 2 degrees 45 minutes West 218.9 feet, thence East 37 degrees 20 minutes South 100 feet, thence East 6 degrees 25 minutes North 114.5 feet, thence North 8 degrees 50 minutes East 133.2 feet, thence North 4 degrees West 184 feet, thence North 34 degrees 40 minutes West 132.1 feet, thence South 36 degrees 10 minutes West 194.4 feet to point of beginning. And a 30' road across the Westerly portion of the above described property for egress and ingress to last described lessed out land.

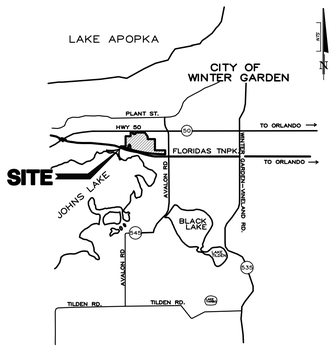
ALSO LESS: The North 860.0 feet (Less the West 450.0 feet) of the Northeast quarter of the Northwest quarter of Section 28, Township 22 South, Range 27 East: Also the West 348.66 feet of the North 860.0 feet of the Northwest quarter of the Northeast quarter of Section 28, Township 22 South, Range 27 East.
All of the Public Records of Orange County, Florida.

PARCEL #3:

The South 414 feet of the North 860 feet of the West 420 feet of the NE 1/4 of NW 1/4 of Section 28,Township 22 South, Range 27 East, of the Public Records of Orange County, Florida.

Containing 97.211 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

VICINITY MAP



MAY 10, 2004
REVISED NOVEMBER 10, 2011

DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068

SHEET INDEX

1	COVER SHEET
2	NOTES & TYPICAL SECTIONS
3	BOUNDARY SURVEY
4-7	EXISTING CONDITIONS
8-11	SITE PLAN
8A	OVERALL SITE PLAN
9A	TOWNHOMES PLAN
12	AERIAL

SHT OF 1 12
INT VOID
PROJECT: TUCKER OAKS
SHEET TITLE: PRELIM. PLAT COVER
SUBMITTAL TO: ☒ LOCAL, ☐ WMD, ☐ OTHER:
VOID DATE: _____ NOTE: _____

TUCKER OAKS PRELIMINARY PLAT 23042 5/10/04 REVISED 11/10/11

D.R. HORTON TUCKER WINTER GARDEN

IN ADDITION TO THE NOTES BELOW, ALL NOTES SHOWN ON THE APPROVED PLANNED UNIT DEVELOPMENT PLAN, PRELIMINARY DEVELOPEMENT PLAN FOR THE D.R. HORTON/TUCKER PROPERTY ALSO APPLY.

1. SITE ACREAGE: 97.21 ACRES

2. EXISTING LAND USE: PARTIALLY CONSTRUCTED DEVELOPMENT

3. PROPOSED USES: DETACHED TRIPLEX PRODUCT SUBDIVISION – 255 TRI–PLEX UNITS AND 90–TWO UNIT TOWNHOMES.

PREVIOUSLY APPROVED USES: DETACHED TRIPLEX PRODUCT SUBDIVISION – 390 TRI–PLEX UNITS

4. MINIMUM BUILDING SETBACKS:

LOT SIZE: 63.67' x 71.68'

SETBACK FROM BACK OF SIDEWALK: 21'
SETBACK FROM ADJACENT COMMERCIAL: 40'
SETBACK FROM ADJACENT RESIDENTIAL: 20'
SETBACK FROM LAKES AND WETLANDS: 25'
BUILDING SEPARATION (INCLUDES COVERED PATIO OPTION):
FRONT TO FRONT: 90'
SIDE TO SIDE: 15'
REAR TO REAR: 50'
SIDE TO REAR: 30'

NOTE: SEE TRI–PLEX UNIT DETAIL THIS SHEET FOR LOT SIZE/UNIT SIZE

SEE TWO UNIT TOWNHOME DETAIL THIS SHEET FOR LOT SIZE/UNIT SIZE

5. PROJECT MAY BE PLATTED IN MULTIPLE PHASES. LOT DEVELOPMENT WILL BE PHASED DURING FINAL ENGINEERING.

6. THE APPLICANT MAY CHANGE THE ORDER OF DEVELOPMENT PHASES PROVIDED ADEQUATE INFRASTRUCTURE IMPROVEMENTS INCLUDING STORMWATER MANAGEMENT ARE IN PLACE AND ACCESS ROADS ARE MET. EACH CONSTRUCTED PHASE SHALL BE SELF–SUPPORTING OR SUPPORTED BY A PREVIOUS PHASE.

7. COMMON OPEN SPACE:

OPEN SPACE REQUIRED PER APPROVED PD PLAN AND CITY CODE = 5%
= 97.21 X 0.05 = 4.86 Ac.

OPEN SPACE PROVIDED: 8.95 Ac.

8. LANDSCAPE/LIGHTING: INTERNAL LANDSCAPE/LIGHTING PLANS WILL BE SUBMITTED WITH FINAL CONSTRUCTION PLANS.

9. PEDESTRIAN CIRCULATION: SEE THIS PLAN FOR PEDESTRIAN WALKWAY LOCATION AND WIDTHS.

10. ON–SITE VEGETATION: MIXED HARDWOODS AND PASTURE

11. SIGNAGE: ALL SIGNAGE SHALL CONFORM WITH CITY OF WINTER GARDEN DESIGN STANDARDS AND THE MASTER SIGN PLAN.

12. EASEMENTS: EXISTING AND PROPOSED UTILITY EASEMENTS AS SHOWN

13. MAINTENANCE RESPONSIBILITIES: THE RESIDENTIAL STORMWATER MANAGEMENT FACILITIES AND OPEN SPACE WILL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION, WITH EASEMENTS TO THE CITY OF WINTER GARDEN.

14. THE PROJECTED AVERAGE DAILY TRAFFIC (ADT) IS BASED ON THE ITE SIXTH EDITION MANUAL FOR TRAFFIC TRIP GENERATION FOR SINGLE FAMILY RESIDENCES:

255 TRI–PLEX UNITS X 9.57 TRIPS/DAY = 2,440 TRIPS
90–TWO UNIT TOWNHOMES X 9.57 TRIPS/DAY = 861 TRIPS
TOTAL ADT = 3,301 TRIPS

PREVIOUSLY APPROVED ADT: 390 TRI–PLEX UNITS X 9.57 TRIPS/DAY = 3,732 TRIPS

15. PORTIONS OF THE PROJECT LIE WITHIN THE 100–YEAR FLOOD ZONE PER FEMA FIRM MAP COMMUNITY–PANEL NUMBER 12095C0215E, MAP REVISED 12/6/00.

16. APPROXIMATELY 5.0 ACRES OF WETLAND ENCROACHMENTS ARE ANTICIPATED.

17. THE AERIAL MAP AND TREE SURVEY INDICATE THE LOCATION OF ALL TREES.

18. LANDSCAPING TO BE IN ACCORDANCE WITH CITY OF WINTER GARDEN STANDARDS.

19. MINIMUM SQUARE FOOTAGE OF LIVING AREA = 1,200 S.F.

20. PROPOSED RESIDENTIAL DENSITIES SHALL BE IN CONFORMANCE WITH THE APPROVED PD PLAN AND SPECIFICALLY:

345 TOTAL UNITS/97.21 ACRES = 3.55 UNITS/ACRE GROSS DENSITY

PREVIOUSLY APPROVED DENSITY:
390 TOTAL UNITS/97.21 ACRES = 4.01 UNITS/ACRE GROSS DENSITY

21. PROJECTED SCHOOL AGE POPULATION, BASED ON CALCULATION METHODOLOGY PROVIDED BY THE SCHOOL BOARD SHALL BE IN CONFORMANCE WITH THE APPROVED PD PLAN.

22. STORMWATER MANAGEMENT SHALL BE PROVIDED CONSISTENT WITH THE REQUIREMENTS OF THE WINTER GARDEN LAND DEVELOPMENT CODE AND ST. JOHNS RIVER WATER MANAGEMENT DISTRICT.

23. MASTER STORMWATER FACILITY WILL BE DESIGNED TO PROVIDE PRE–POST DIFFERENCE FOR THE 25–YEAR 24–HOUR STORM EVENT FOR DEVELOPED SITE.

24. WATER AND WASTEWATER SERVICES TO BE PROVIDED BY THE CITY OF WINTER GARDEN.

25. MINIMUM WIDTH OF DRAINAGE EASEMENTS SHALL BE 20'.

26. INTERNAL STREETS ARE PROPOSED TO BE PRIVATE, OWNED AND MAINTAINED BY THE PROPERTY'S OWNERS ASSOCIATION.

27. CONSERVATION AREAS SHALL BE PLATTED AS SEPARATE TRACTS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

28. ELECTRICITY WILL BE PROVIDED BY PROGRESS ENERGY OF FLORIDA. STREET LIGHTING WILL BE PROVIDED CONSISTENT WITH THE REQUIREMENTS OF THE WINTER GARDEN LAND DEVELOPMENT CODE .

29. APPROPRIATE LOT ENUMERATION SHALL BE ADDED TO THE PLAT PRIOR TO RECORDING.

30. LANDSCAPE TRACTS OR LANDSCAPE AREAS WITHIN OTHER TRACTS MAY INCLUDE PLANTING, WALLS, SIGNAGE, LIGHTING AND FEATURES SUBJECT TO CITY OF WINTER GARDEN CODES.

31. ALL WALL, LANDSCAPE, AND SIGN EASEMENTS WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION, INCLUDING ALL GRASS AND LANDSCAPING ADJACENT TO THE UNITS.

32. RECLAIMED WATER/TREATED EFFLUENT PROVIDED SOLELY BY THE CITY OF WINTER GARDEN WILL BE USED FOR IRRIGATION OF LANDSCAPED AREAS WHEN AVAILABLE. UNTIL SUCH TIME RECLAIMED WATER IS AVAILABLE, THE RECLAIM SYSTEM WILL BE CONNECTED TO THE POTABLE WATER SYSTEM VIA A TEMPORARY JUMPER. SEPERATE METERS WILL BE INSTALLED FOR EACH UNIT FOR USE OF THE RECLAIM SYSTEM.

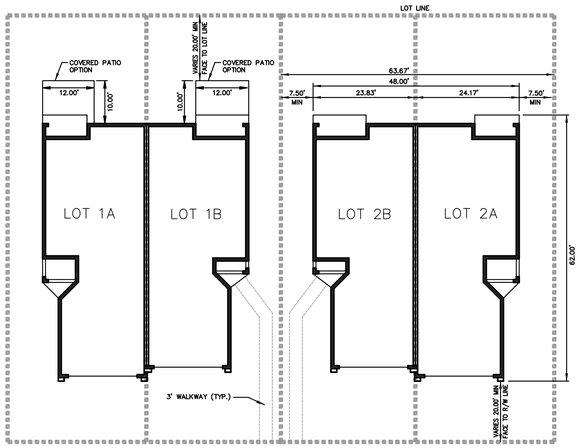
33. THE WATER AND SEWER LINES WITHIN THE RIGHT–OF–WAY AND ROAD TRACTS ONLY, WILL BE DEDICATED TO THE CITY OF WINTER GARDEN. THE CITY WILL NOT BE RESPONSIBLE FOR INDIVIDUAL SERVICE LINES.

34. STORMWATER MANAGEMENT AREA TRACTS WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION WITH DRAINAGE EASEMENTS DEDICATED TO CITY OF WINTER GARDEN AT TIME OF PLATTING.

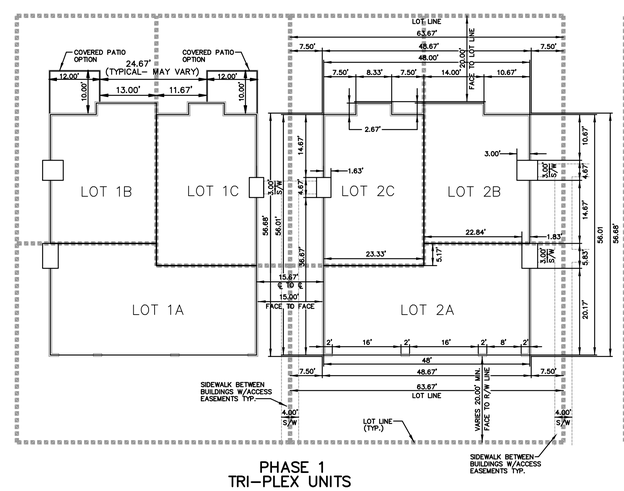
35. ALL UTILITY AND DRAINAGE EASEMENTS ARE IN COMMON AREA. SUCH EASEMENTS SHALL BE DEDICATED TO THE CITY AT THE TIME OF PLATTING.

36. FINISHED FLOOR ELEVATIONS SHALL BE SET A MINIMUM OF ONE FT. ABOVE THE CALCULATED POST–DEVELOPMENT FLOOD ELEVATION GENERATED BY THE 100 YEAR/24–HOUR DESIGN STORM. ADDITIONALLY, FINISHED FLOOR ELEVATIONS WILL ALSO BE 18" ABOVE MAXIMUM CENTERLINE GRADE ON ALL TYPE "A" AND "B" LOTS. TYPE "C" FINISHED FLOOR ELEVATIONS TO BE A MINIMUM OF ONE FT. ABOVE THE HIGHEST EXISTING ELEVATION IN THE BUILDING ENVELOPE.

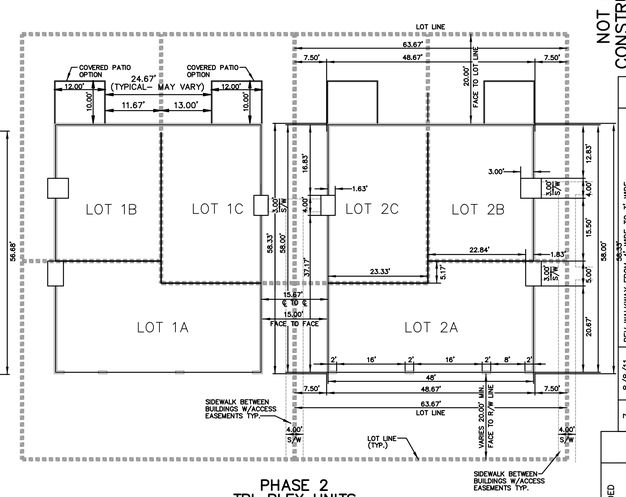
37. ALL ENCROACHMENTS INTO AREAS CLAIMED AS JURISDICTIONAL WETLAND BY ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, ARMY CORPS OF ENGINEERS, AND/OR FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION (AS ADMINISTERED BY ST. JOHNS RIVER WATER MANAGEMENT DISTRICT) SHALL BE MITIGATED CONSISTENT WITH REQUIREMENTS AND PERMIT CONDITIONS OF THE APPLICABLE REGULATORY AGENCY AND CONSISTENT WITH THE CITY'S LAND DEVELOPMENT CODE.



PHASE 2
TWO UNIT TOWNHOMES



PHASE 1
TRI–PLEX UNITS



PHASE 2
TRI–PLEX UNITS

BUILDING / LOTTING DETAILS
N.T.S.

NOTES CONTINUED:

38. AREA BREAKDOWN:

COMMERCIAL TRACTS =	12.15 Ac.
PRESERVED WETLANDS =	17.97 Ac.
RESIDENTIAL TRACTS =	20.30 Ac.
RIGHT–OF–WAY =	20.46 Ac.
FUTURE RIGHT–OF–WAY =	0.69 Ac.
COMMUNITY RECREATION AREA =	1.50 Ac.
STORM MANAGEMENT AREA TRACTS =	15.19 Ac.
OPEN SPACE / COMMUNITY PARK =	8.95 Ac.
TOTAL=	97.21 Ac.

39. WETLAND AREAS BREAKDOWN:

IMPACTED WETLANDS =	5.02 Ac.
PRESERVED WETLANDS =	17.97 Ac.
TOTAL WETLANDS =	22.99 Ac.
DITCH IMPACTS =	0.32Ac.

40. A "CLICK–2–ENTER" DEVICE MUST BE INSTALLED AT ALL GATES PER THE CITY OF WINTER GARDEN FIRE DEPARTMENT REQUIREMENTS.

41. ALL DRIVEWAYS WILL COMPLY WITH APPENDIX A, SECTION 2.10 (1) OF THE CITY CODE GOVERNING DRIVEWAYS.

42. A LETTER FROM THE ORANGE COUNTY PUBLIC SCHOOLS STATING THAT CAPACITY IS AVAILABLE FOR THIS DEVELOPMENT PRIOR TO START OF CONSTRUCTION.

43. THE FOLLOWING VARIANCES ARE REQUESTED:

VARIANCE TO ALLOW THE REAR SETBACKS ON UNITS 121, 123 THROUGH 126, 128 AND 129 TO BE LESS THAN 25' AS SPECIFIED IN THE CODE.
JUSTIFICATION FOR VARIANCE: THE SETBACK VARIANCE REQUEST IS BASED SOLELY ON THE RECORDED CONDOMINIUM PHASE 8, ORB 9477, PAGE 563 AND DOES NOT ALTER THE PREVIOUS LOCATIONS OF THESE UNITS WITH RESPECT TO RIGHTS–OF–WAY, OPEN SPACE AND ADJACENT UNITS.
THE COVERED PATIO SLABS DO NOT ENCROACH MORE THAN 12' INTO THE REAR SETBACK AND ARE ASSUMED TO BE INCLUDED IN THE VARIANCE ABOVE. THEREFORE WE ARE NOT REQUESTING A SEPARATE VARIANCE FOR THESE COVERED PATIOS.
ADDITIONALLY THE COVERED PATIOS WILL ADD VALUE TO THE UNITS AND COMMUNITY AS A WHOLE AND ADD ADDITIONAL SALES OPPORTUNITIES FOR THE UNITS.

PURSUANT TO THE CITY REQUEST THE TABLE BELOW INDICATES THE DISTANCES FROM THE REAR LOT LINE TO THE UNITS.

DISTANCE FROM REAR LOT LINE	
121	16.3'
123	23.6'
124	17.1'
125	17.1'
126	24.2'
128	21.5'
129	20.1'

44. APPLICANT REQUESTS A WAIVER FROM CITY CODE SECTION 118–1161 TO ALLOW FOR 15' SPACING BETWEEN UNITS IN LIEU OF THE 20' SPACING REQUIRED. THE 15' SPACING WAS USED FOR THE CONDOMINIUMS AND THE APPLICANT IS RELYING ON THIS SPACING FOR VIABILITY OF PROJECT INFRASTRUCTURE AND DEVELOPMENT COSTS.

IMPERVIOUS SURFACE CALCULATION:

A MAXIMUM OF 162 PATIO SLABS CAN BE ACCOMMODATED FOR UNITS IN PHASES 1 AND 2. THIS ADDITIONAL IMPERVIOUS SURFACE ADDED TO THE MASTER STORMWATER MANAGEMENT SYSTEM IS 0.45 ACRES. THE ORIGINAL UNITS HAD AN AREA OF APPROXIMATELY 2,880 S.F. AND THE PROPOSED UNITS HAVE AN AREA OF APPROXIMATELY 2,680 SF, THEREFORE NO ADDITIONAL IMPERVIOUS AREA IS ADDED TO THE SYSTEM. THEREFORE THE IMPERVIOUS AREA REMAINS BELOW THE PERMITTED IMPERVIOUS AREA AND THE INTEGRITY OF THE STORMWATER MANAGEMENT SYSTEM REMAINS AS PERMITTED.

PHASE 1

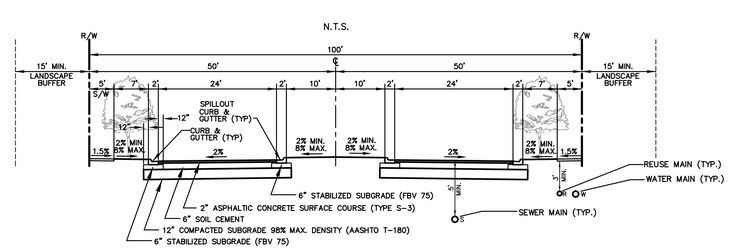
OPTIONAL COVERED PATIO	
LOTS ALLOWED	1–15C, 15B OR 16B, 16A–18B, 18C OR 19C, 19B, 20B, 20C OR 21C, 21B, 22B, 22C OR 23C, 23B–26B, 26C OR 27C, 27B–29, 33C–38B, 38C OR 39C, 39B OR 40B, 40C, 41C, 41B OR 42B, 42C OR 43C, 43B, 44C, 44B OR 45B, 45C OR 46C, 46B OR 47B, 47C OR 48C, 48B– 53B, 53C OR 54C & 54B.
LOTS NOT ALLOWED	30, 31, 32 & 33B

THE TABLE ABOVE INDICATES THE UNITS THAT WILL ACCOMMODATE A PATIO SLAB AND THOSE THAT WILL NOT. SOME PHASE 1 UNITS ARE MARKED WITH AN ASTERISK INDICATING THAT THE SEPARATION BETWEEN ADJACENT 10' DEEP BY 12' WIDE PATIO SLABS DOES NOT MEET THE REQUIRED 15' MINIMUM PER CITY OF WINTER GARDEN CODE. IN THESE CASES THE OPTIONS INCLUDE: CONSTRUCTION OF ONLY ONE PATIO SLAB ON ONE UNIT; DECREASING THE DEPTH OR WIDTH OF ONE OR BOTH PATIO SLABS TO ACHIEVE THE 15' MINIMUM SEPARATION; OR OBTAINING THE APPROPRIATE WAIVER/VARIANCE FROM THE CITY OF WINTER GARDEN TO CONSTRUCT BOTH PATIO SLABS. IT IS THE HOMEOWNER/CONTRACTOR'S SOLE RESPONSIBILITY TO ENSURE THAT THE 15' MINIMUM SEPARATION IS ACHIEVED UNLESS OTHERWISE WAIVED OR GRANTED BY THE CITY OF WINTER GARDEN.

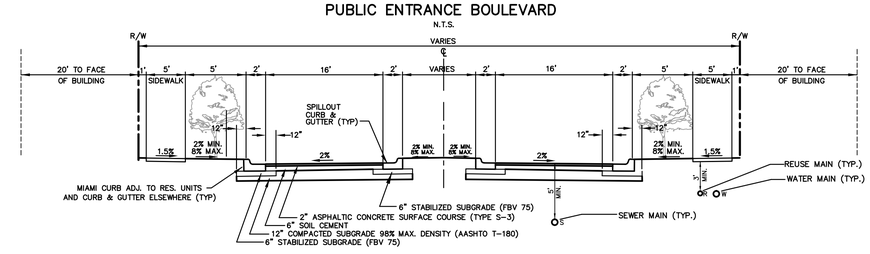
PHASE 2

OPTIONAL COVERED PATIO	
LOTS	
55–88B	ALLOWED
88A–100	NOT ALLOWED
101–130	*

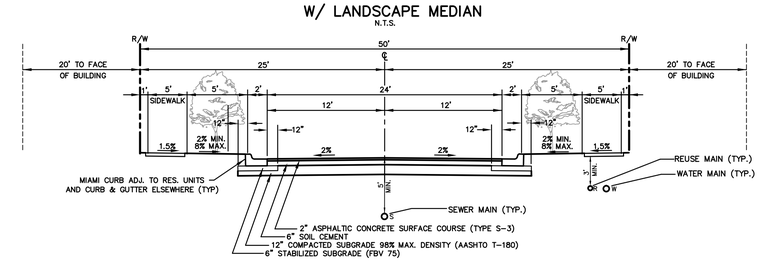
* SEE VARIANCE REQUEST



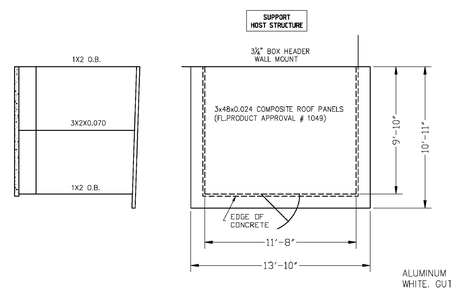
PUBLIC ENTRANCE BOULEVARD



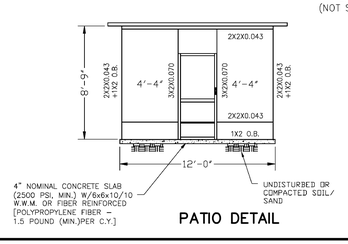
PRIVATE INTERIOR STREETS
W/ LANDSCAPE MEDIAN



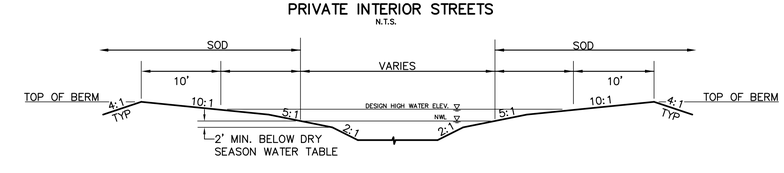
PRIVATE INTERIOR STREETS



ALUMINUM FRAME COLOR IS WHITE. ROOF PANELS ARE WHITE. GUTTER, DOWNSPOUT ON FRONT EDGE OF ROOF (NOT SHOWN) AND TRIM WILL BE WHITE.



PATIO DETAIL



TYPICAL POND SECTION

NOT FOR CONSTRUCTION

DONALD W. McINTOSH ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NO. 68

DAVID M. KELLY FLORIDA P.E. NO. 43325
DATE:

NO.	DATE	DESCRIPTION	CHK.
7	8/8/11	REV WALKWAY FROM 4' WIDE TO 3' WIDE	
6	3/3/11	ADDED NOTES FOR VARIANCE REQUESTS	
5	11/29/10	REVISED NOTES/DETAILS FOR PH 2 TWO UNIT TOWNHOME	
4	11/22/10	ADDED PHASE 1 PATIO SLAB TABLE PER CLIENT REQUEST.	
3	6/11/10	PER DRC COMMENTS OF 6/9/10	
2	5/5/10	ADDED COVERED PATIO OPTION	
1	7/26/04	PER CITY COMMENTS OF 6/17/04	

REVISIONS

8 10/21/11 PER CITY DRC COMMENTS OF 10/12/11; ADDED NOTE 44.

DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644–4068

CHECKED BY	DATE	SCALE	JOB NUMBER
DMK	2/03	AS SHOWN	23042

DRAWN BY	DESIGNED BY
MJC	STAFF

TUCKER OAKS
CITY OF WINTER GARDEN, FLORIDA

NOTES & TYPICAL SECTIONS

DRAWING NTS.DWG

SHEET 2 OF 12

SHT OF 2 12 PROJECT: TUCKER OAKS
SHEET TITLE:NOTES AND TYP SECS
DWG FILE NAME: NTS.DWG

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BOUNDARY SURVEY

RECORD DRAWING CERTIFICATION FOR PHASE ______

CONTRACTOR HEREBY CERTIFIES THAT THIS DRAWING HAS BEEN MODIFIED TO SHOW ALL CHANGES TO THE ORIGINAL CONSTRUCTION DRAWINGS AND ACCURATELY REPRESENTS THE FINISHED CONSTRUCTION BASED ON INFORMATION FURNISHED TO DONALD W. McINTOSH ASSOCIATES, INC. ON ______

CONTRACTOR: ______

BY: ______ DATE: ______

NOTES: ______

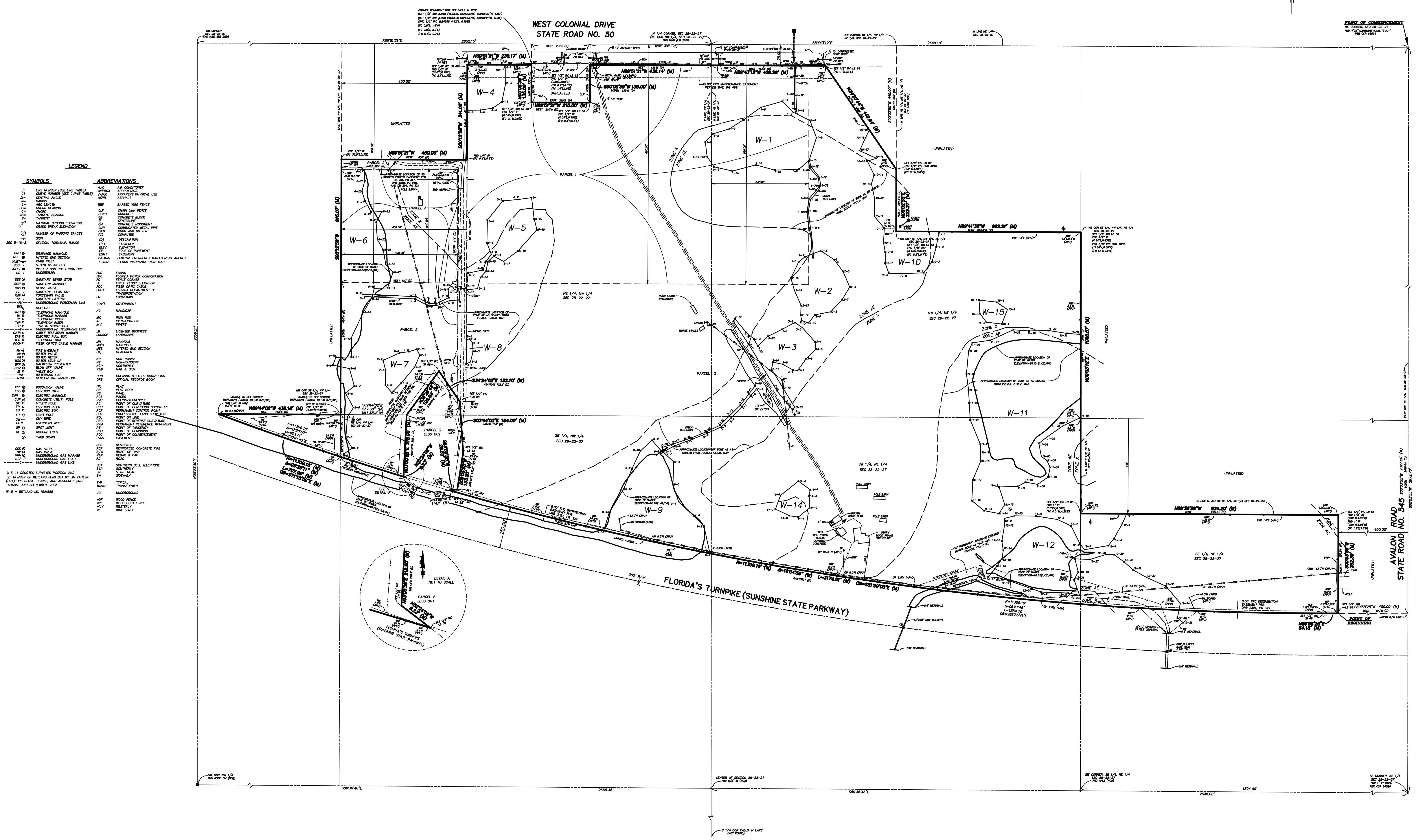
RECORD DRAWING CERTIFICATION FOR PHASE ______

THIS "RECORD DRAWING" IS BASED ON INFORMATION RECEIVED FROM THE CONTRACTOR ON ______ AS TO LOCATION AND DETAILS OF THE FACILITIES ACTUALLY CONSTRUCTED. THE ENGINEER HAS NOT PROVIDED DETAILED OR CONTINUOUS OBSERVATION OF ON-SITE CONSTRUCTION NOR MADE MEASUREMENTS, BUT HAS MADE PERIODIC VISUAL OBSERVATIONS AND HAS OBSERVED THAT THE READILY VISIBLE FACILITIES HAVE BEEN REASONABLY INSTALLED IN ACCORDANCE WITH THIS DRAWING. LOT GRADING IS THE RESPONSIBILITY OF THE BUILDER AND IS NOT INCLUDED IN THIS CERTIFICATION.
DONALD W. McINTOSH ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. 68

BY: ______ DATE: ______

NOTES: ______

NOT A RECORD DRAWING UNLESS THIS BLOCK IS COMPLETED



DESCRIPTION (FURNISHED BY CLIENT):

PARCEL #1:

Lying and being in Orange County, Florida, and being the North 860 feet (less the West 450 feet) of the NE 1/4 of the NW 1/4 of Section 28, Township 22 South, Range 27 East (less the North 75 feet for State Road 50) and less: Begin 436 feet West of the NE corner of the NW 1/4 run West 210 feet, South 210 feet, East 210 feet, and North 210 feet to the point of beginning. Also the West 348.66 feet of the North 860 feet of the NW 1/4 of Section 28, Township 22 South, Range 27 East (less the North 75 feet for State Road 50), of the Public Records of Orange County, Florida.

PARCEL #2

Beginning at the Northeast corner of Section 28, Township 22 South, Range 27 East, run South on the East line of said Section 2016.8 feet more or less to the North right of way line of the Sunshine State Parkway; thence West 400 feet more or less along the North right of way line of the Sunshine State Parkway to a point of beginning; thence North 353.8 feet more or less; thence West 925.2 feet more or less; thence North 1001 feet more or less to the Northeast corner of the Southeast quarter of the Northwest quarter of the Northeast quarter of the said section, thence West 663.2 feet more or less to the Northwest corner of the Southeast quarter of the Northwest quarter of the Northeast quarter of the said section, thence North 221.3 feet more or less to a stake on the 10 acre line 445 feet South of the Northwest corner of the Northeast quarter of the Northwest quarter of the Northeast quarter of said section, thence North 34 degrees 10 minutes West 450 feet more or less to the South right of way line of State Road #50, thence West 413 feet more or less along the South right of way line of State Road #50 to the West line of the Northeast quarter of the said section, thence West 436 feet along the South right of way line of State Road #50, thence South 135 feet, thence West 210 feet, thence North 135 feet, thence West 224 feet more or less along the South right of way line of State Road #50 to a point 450 feet East of the East line of the Northwest quarter of the Northwest quarter of the said section; thence South 341 feet, thence West 450 feet to the East line of the Northwest quarter of the Northwest quarter of the said section; thence South 30 feet on the East line of the Northwest quarter of the Northwest quarter of the said section, thence East 420 feet; thence South 414 feet; thence West 420 feet to the East line of the Northwest quarter of the Northwest quarter of the said section; thence South 460 feet more or less to the Northwest corner of the Southeast quarter of the Northwest quarter of the said section, thence West 448 feet more or less to the North right of way line of the Sunshine State Parkway; thence Easterly along the North right of way line of said Sunshine State Parkway to the point of beginning.

LESS: Begin 237.3 feet East of Southwest corner of Northeast quarter of Northwest quarter, run South 2 degrees 45 minutes West 218.9 feet, thence East 37 degrees 20 minutes South 100 feet, thence East 6 degrees 25 minutes North 114.5 feet, thence North 8 degrees 50 minutes East 133.2 feet, thence North 4 degrees West 184 feet, thence North 34 degrees 40 minutes West 132.1 feet, thence South 36 degrees 10 minutes West 194.4 feet to point of beginning. And a 30' road across the Westerly portion of the above described property for egress and ingress to last described lessed out land.

ALSO LESS: The North 860.0 feet (Less the West 450.0 feet) of the Northeast quarter of the Northwest quarter of Section 28, Township 22 South, Range 27 East: Also the West 348.66 feet of the North 860.0 feet of the Northwest quarter of the Northeast quarter of Section 28, Township 22 South, Range 27 East.
All of the Public Records of Orange County, Florida.

PARCEL #3:

The South 414 feet of the North 860 feet of the West 420 feet of the NE 1/4 of NW 1/4 of Section 28,Township 22 South, Range 27 East, of the Public Records of Orange County, Florida.

Containing 97.211 acres more or less and being subject to any rights-of-way, restrictions and easements of record.

SURVEYOR'S NOTES:

- Apparent Physical Use onto or from adjoining property or abutting streets is shown hereon as "APU". Apparent Physical Use (APU) may indicate the existence of written or unwritten property rights between adjoining owners.
- Bearings based on the East line of Northeast 1/4 of Section 28, Township 22 South, Range 27 East, Orange County, Florida, being S00°03'55"W.
- No underground improvements, installations, foundations or utilities located.
- All dimensions shown from boundary lines to improvements (other than buildings) are to center of said improvements. All symbols used to depict improvements are not to scale.
- Lands shown hereon were not abstracted for rights-of-way, easements, ownership or other instruments of record
- According to Flood Insurance Rate Map Community Panel No. 120187 0215E, City of Winter Garden, Orange County, Florida, effective date December 6, 2000, the lands described hereon lie in Zone "X" (unshaded) and "AE" (Base Flood Elevation 101) (NGVD 29 DATUM).
- All adjoining rights-of-way, subdivisions and information on adjoining properties shown hereon is from information shown on County Tax Assessor Maps. The undersigned surveyor and Donald W. McIntosh Associates, Inc. did not attempt, nor were required to do a title search regarding such information. Users of this survey are placed on notice that reliance on such information is at their own peril, in this regard.
- Monument offset directions and distances are computed in cardinal directions from boundary corners relative to the bearing basis (i.e., N 0.25' = North 0.25').
- No environmental issues have been addressed by this survey other than the horizontal location of specific flags placed on site by the project environmental consultant as directed by client.
- All boundary line bearings, distances and curve data are described and measured unless shown as (D) = Described and/or (M) = Measured.
- No title opinion or abstract of matters affecting title or boundary to the subject property or those of adjoining land owners have been provided. It is possible there are deeds of record, unrecorded deeds or other instruments which could affect the boundaries or use of the subject property.

SURVEY DATE:______

I hereby certify that this survey, subject to the surveyor's notes contained hereon, meets the applicable "Minimum Technical Standards" set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

DONALD W. McINTOSH ASSOCIATES, INC.

Keith Ruddick — Signature Date
Florida Registered Surveyor and Mapper
Certificate No. 2617

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DONALD W. McINTOSH ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. 68

DATE: ______

NO.	DATE	DESCRIPTION	CHK.
		REVISIONS	

DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068

DRAWN BY	DESIGNED BY	CHECKED BY	DATE	SCALE	JOB NUMBER
JLG	NA	KR	8/14/03	200	23042

TUCKER OAKS
CITY OF WINTER GARDEN, FLORIDA

BOUNDARY SURVEY

DRAWING BNDS1.DWG

SHEET 3 OF 12

SHT 3 OF 12
PROJECT: TUCKER OAKS
SHEET TITLE: BOUNDARY SURVEY
DWG FILE NAME: BNDS1.DWG
XREF FILE NAME: XREF NAME

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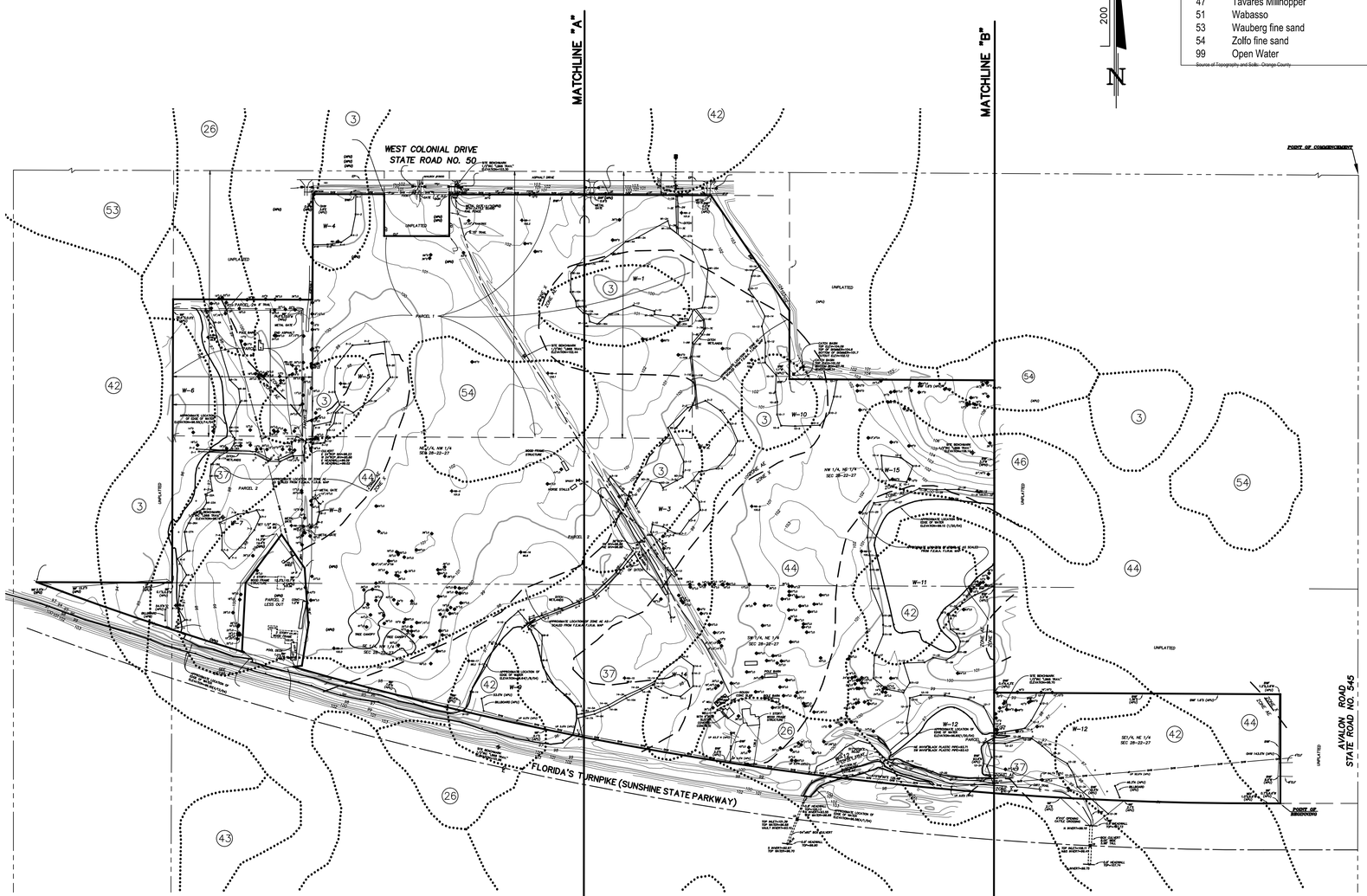
TOPOGRAPHIC SURVEY

LEGEND

03	Basinger fine sand, depressional
04	Chandler fine sand
06	Chandler-Apopka fine sand
20	Imokalee fine sand
22	Lochloosa fine sand
26	Ona fine sand
33	Pits
34	Pomello fine sands
37	St. Johns
40	Samsula Muck
41	Samsula-Hontoon-Basinger Association,depressional
42	Sanibel – Muck
43	Seffner Fine Sand
44	Smyrna fine sand
46	Tavares fine sand
47	Tavares Millhopper
51	Wabasso
53	Wauberg fine sand
54	Zolfo fine sand
99	Open Water

Source of Topography and Soils: Orange County



LEGEND

SYMBOLS

L1	LINE NUMBER (SEE LINE TABLE)
C1	CURVE NUMBER (SEE CURVE TABLE)
Δ=	CENTRAL ANGLE
R=	RADIUS
L=	ARC LENGTH
CB=	CHORD BEARING
C=	CHORD
TB=	TANGENT BEARING
T=	TANGENT
93.68 ×	NATURAL GROUND ELEVATION, GRADE BREAK ELEVATION
(8)	NUMBER OF PARKING SPACES
	SIGN
SEC 5–18–31	SECTION, TOWNSHIP, RANGE
DMH	DRAINAGE MANHOLE
MES	MITERED END SECTION
INLET	CURB INLET
SCO	STORM CLEAN OUT
INLET	INLET / CONTROL STRUCTURE
UD	UNDERDRAIN
SSS	SANITARY SEWER STUB
SMH	SANITARY MANHOLE
RUV	REUSE VALVE
CO	SANITARY CLEAN OUT
FMV	FORCEMAIN VALVE
SL	SANITARY LATERAL
—M—	UNDERGROUND FORCEMAIN LINE
BOL	BOLLARD
TMH	TELEPHONE MANHOLE
TM	TELEPHONE MARKER
TR	TELEPHONE RISER
TVR	TELEVISION RISER
TSB	TRAFFIC SIGNAL BOX
—T—	UNDERGROUND TELEPHONE LINE
CATV	CABLE TELEVISION MARKER
EPB	ELECTRIC PULL BOX
TPB	TELEPHONE BOX
FOCM	FIBER OPTICS CABLE MARKER
FH	FIRE HYDRANT
WV	WATER VALVE
WM	WATER METER
WSS	WATER STUB UP
BFP	BACKFLOW PREVENTER
BOV	BLOW OFF VALVE
VB	VALVE BOX
—WM—	WATERMAIN LINE
—RWM—	RECLAIM WATERMAIN LINE
IRR	IRRIGATION VALVE
ESS	ELECTRIC STUB
EMH	ELECTRIC MANHOLE
CUP	CONCRETE UTILITY POLE
UP	UTILITY POLE
ER	ELECTRIC RISER
EB	ELECTRIC BOX
LP	LIGHT POLE
OW	GUY WIRE
—OHW—	OVERHEAD WIRE
SP	SPOT LIGHT
GL	GROUND LIGHT
	YARD DRAIN
GSS	GAS STUB
GV	GAS VALVE
UGM	UNDERGROUND GAS MARKER
UGF	UNDERGROUND GAS FLAG
—G—	UNDERGROUND GAS LINE

X 5–16 DENOTES SURVEYED POSITION AND I.D. NUMBER OF WETLAND FLAG SET BY JIM CUTLER (BDA) BREEDLOVE, DENNIS, AND ASSOCIATES,INC. AUGUST AND SEPTEMBER, 2003

W–5 = WETLAND I.D. NUMBER

12"O TREE SIZE & TYPE
O – OAK
P – PINE
CA – CAMPHOR
C – CHERRY
PM – PALM
E – ELM
MA – MAGNOLIA

ABBREVIATIONS

A/C	AIR CONDITIONER
APPROX	APPROXIMATE
(APU)	APPARENT PHYSICAL USE
ASPH	ASPHALT
BWF	BARBED WIRE FENCE
CLF	CHAIN LINK FENCE
CONC	CONCRETE
CB	CONCRETE BLOCK
℄	CENTERLINE
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
C&G	CURB AND GUTTER
(C)	COMPUTED
(D)	DESCRIPTION
E'LY	EASTERLY
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
F.E.M.A.	FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M.	FLOOD INSURANCE RATE MAP
FND	FOUND
FPC	FLORIDA POWER CORPORATION
FC	FENCE CORNER
FF	FINISH FLOOR ELEVATION
FOC	FIBER OPTIC CABLE
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FM	FORCEMAIN
GOV'T	GOVERNMENT
HC	HANDICAP
IRC	IRON ROD
ID	IDENTIFICATION
INV	INVERT
LB	LICENSED BUSINESS
LNDSCP	LANDSCAPE
MH	MANHOLE
MH'S	MANHOLES
MES	MITERED END SECTION
(M)	MEASURED
NR	NON–RADIAL
NT	NON–TANGENT
N'LY	NORTHERLY
N&D	NAIL & DISK
OUC	ORLANDO UTILITIES COMMISSION
ORB	OFFICIAL RECORDS BOOK
(P)	PLAT
PB	PLAT BOOK
PG	PAGE
PGS	PAGES
PVC	POLYVINYLCHLORIDE
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PCP	PERMANENT CONTROL POINT
PLS	PROFESSIONAL LAND SURVEYOR
POL	POINT ON LINE
PRC	POINT OF REVERSE CURVATURE
PRM	PERMANENT REFERENCE MONUMENT
PT	POINT OF TANGENCY
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PVMT	PAVEMENT
RES	RESIDENCE
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT–OF–WAY
R&C	REBAR & CAP
RD	ROAD
SBT	SOUTHERN BELL TELEPHONE
S'LY	SOUTHERLY
SR	STATE ROAD
SW	SIDEWALK
TYP	TYPICAL
TRANS	TRANSFORMER
UG	UNDERGROUND
WDF	WOOD FENCE
WPF	WOOD POST FENCE
W'LY	WESTERLY
WF	WIRE FENCE

NOTE: THERE MAY BE ITEMS ABOVE THAT WERE NOT WITHIN THE SCOPE OF THIS DRAWING TO BE LOCATED.

SURVEYOR'S NOTES:

– Apparent Physical Use onto or from adjoining property or abutting streets is shown hereon as "APU". Apparent Physical Use (APU) may indicate the existence of written or unwritten property rights between adjoining owners.

– Bearings based on the East line of Northeast 1/4 of Section 28, Township 22 South, Range 27 East, Orange County, Florida, being S00°03'35"W.

– No underground improvements, installations, foundations or utilities located. – All dimensions shown from boundary lines to improvements (other than buildings) are to center of said improvements. All symbols used to depict improvements are not to scale.

– Lands shown hereon were not abstracted for rights–of–way, easements, ownership or other instruments of record by this firm.

– According to Flood Insurance Rate Map Community Panel No. 120187 0215E, City of Winter Garden, Orange County, Florida, effective date December 6, 2000, the lands described hereon lie in Zone "X" (unshaded) and "AE" (Base Flood Elevation 101) (NGVD 29 DATUM).

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– Monument offset directions and distances are computed in cardinal directions from boundary corners relative to the bearing basis (i.e., N 0.25' = North 0.25').

– No environmental issues have been addressed by this survey other than the horizontal location of specific flags placed on site by the project environmental consultant as directed by client.

– All boundary line bearings, distances and curve data are described and measured unless shown as (D) = Described and/or (M) = Measured.

– No title opinion or abstract of matters affecting title or boundary to the subject property or those of adjoining land owners have been provided. It is possible there are deeds of record, unrecorded deeds or other instruments which could affect the boundaries or use of the subject property.

– Elevations shown hereon are based on Benchmark No. TP–8783; being a railroad spike in the north face of power pole No. WCE250 located approximately ±70' south of the centerline of State Road 50 (W Colonial Drive) ± 1/4 mile west of State Road 545 (Avalon Road); Elevation 107.875 feet. N.G.V.D. 29 datum per Orange County Engineering Department.

–This is not a boundary survey. See Donald W. McIntosh Associates, Inc., Drawing # CS03–387 (survey date October 8, 2003) for the boundary survey.

–Only trees 12" and larger diameter at breast height as listed on the City of Winter Garden approved tree list were located.

SURVEY DATE: _____
I hereby certify that this survey, subject to the notations and exceptions hereon, meets the applicable Minimum Technical Standards for Land Surveying in the Florida Board of Professional Surveyors and Mappers in Chapter 61G17–6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.
DONALD W. McINTOSH ASSOCIATES, INC.

_____ _____
Keith Ruddick Signature Date
Florida Registered Surveyor and Mapper
Certificate No. 2817
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

NOT FOR CONSTRUCTION

DONALD W. McINTOSH ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NO. 68

DAVID M. KELLY
FLORIDA P.E. NO. 43325
DATE:

NO.	DATE	DESCRIPTION	CHK.
		REVISIONS	

DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644–4068

DRAWN BY	DESIGNED BY	CHECKED BY	DATE	SCALE	JOB NUMBER
JLG	NA	KR	8/14/03	200	23042

TUCKER OAKS
CITY OF WINTER GARDEN, FLORIDA
EXISTING CONDITIONS KEYMAP

DRAWING EXCOND.DWG

SHEET 4 OF 12

SHT OF 4 12 PROJECT: TUCKER OAKS
SHEET TITLE: EXISTING COND.
DWG FILE NAME: EXCOND.DWG
XREF FILE NAME: XREF NAME

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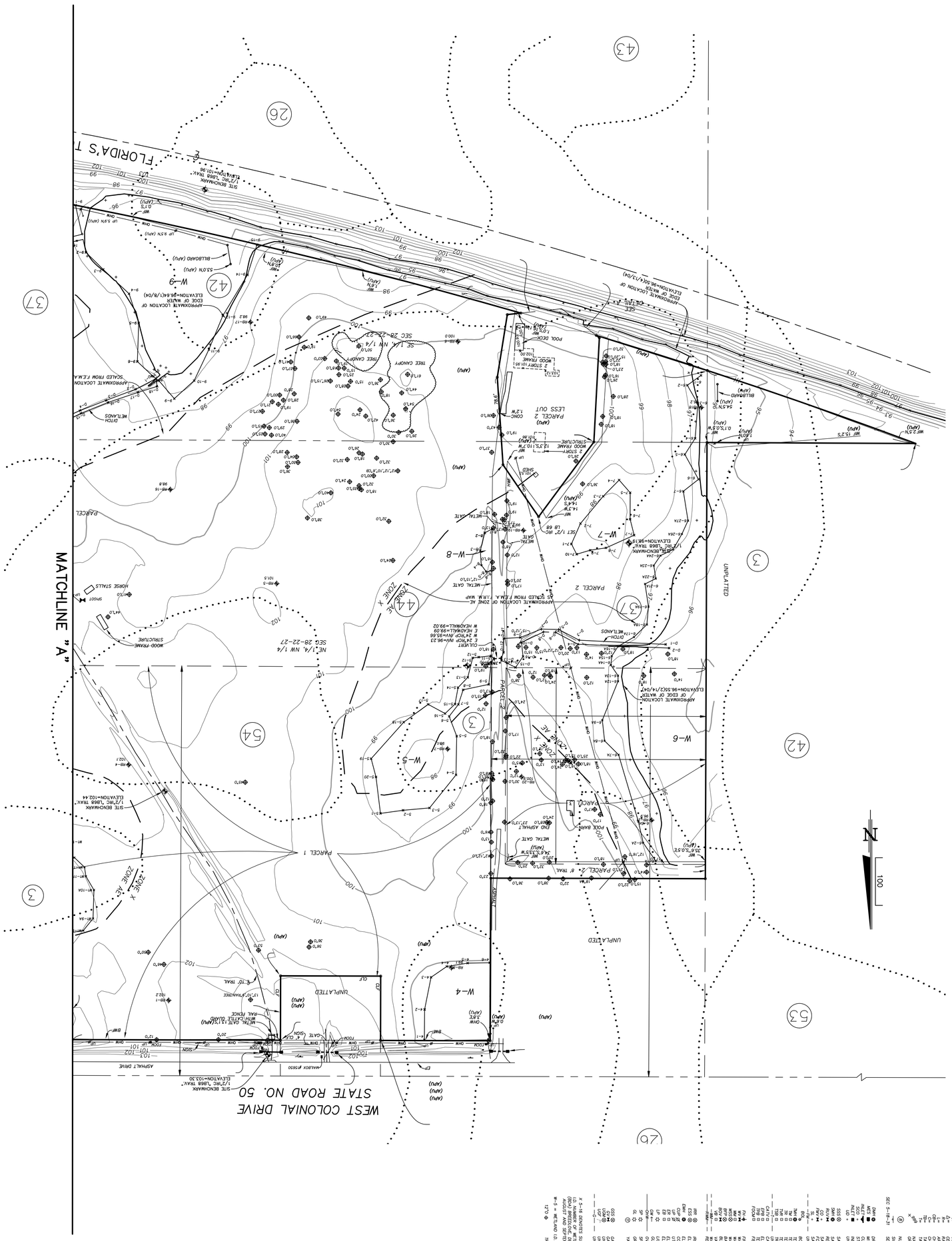


TOPOGRAPHIC SURVEY

LEGEND

SYMBOLS

LINE NUMBER (FIELD LINE TRAVERSE)
APPROX. ANGLE
ASPHALT
BARBED WIRE FENCE
BASE LINE
CONCRETE
CONCRETE BLOCK
CONCRETE MONUMENT
CONCRETE WALL
CURB AND GUTTER PIPE
DESCRIPTION
DITCH
EASTERLY
ELEVATION
EQUIPMENT PAVEMENT
EQUIPMENT PAD
F.I.R.M. FLOOD INSURANCE RATE MAP
FLORIDA POWER CORPORATION
FINISH FLOOR ELEVATION
FINISH FLOOR ELEVATION
FLORIDA DEPARTMENT OF TRANSPORTATION
FLORIDA DEPARTMENT OF FORESTRY
GOVERNMENT
HANDICAP
HOUSE NUMBER
INTERSECTION
LICENSED BUSINESS
LANDSCAPE
MAILBOX
MANHOLE
MEASURED
MEASURED SECTION
NAIL & DISK
NON-TRANSIT
NAIL & DISK
ORANGE UTILITIES COMMISSION
PHYSICAL ACCESS DOOR
PLAT BOOK
PAGE
POINT OF CURVATURE
POINT OF COMPOUND CURVATURE
POINT OF REVERSE CURVATURE
POINT OF TANGENCY
PROFESSIONAL LAND SURVEYOR
PERMANENT REFERENCE MONUMENT
PAVEMENT
PROPERTY COMMUNITY
RESIDENCE
REINFORCED CONCRETE PIPE
RIGHT-OF-WAY
RADIUS POINT
ROAD & GUN
SOUTHERLY
SOUTHERN BELL TELEPHONE
SIDEWALK
TRUCK
TRANSFORMER
UNDERGROUND
WOOD FENCE
WROUGHT IRON FENCE
WIRE FENCE

ABBREVIATIONS

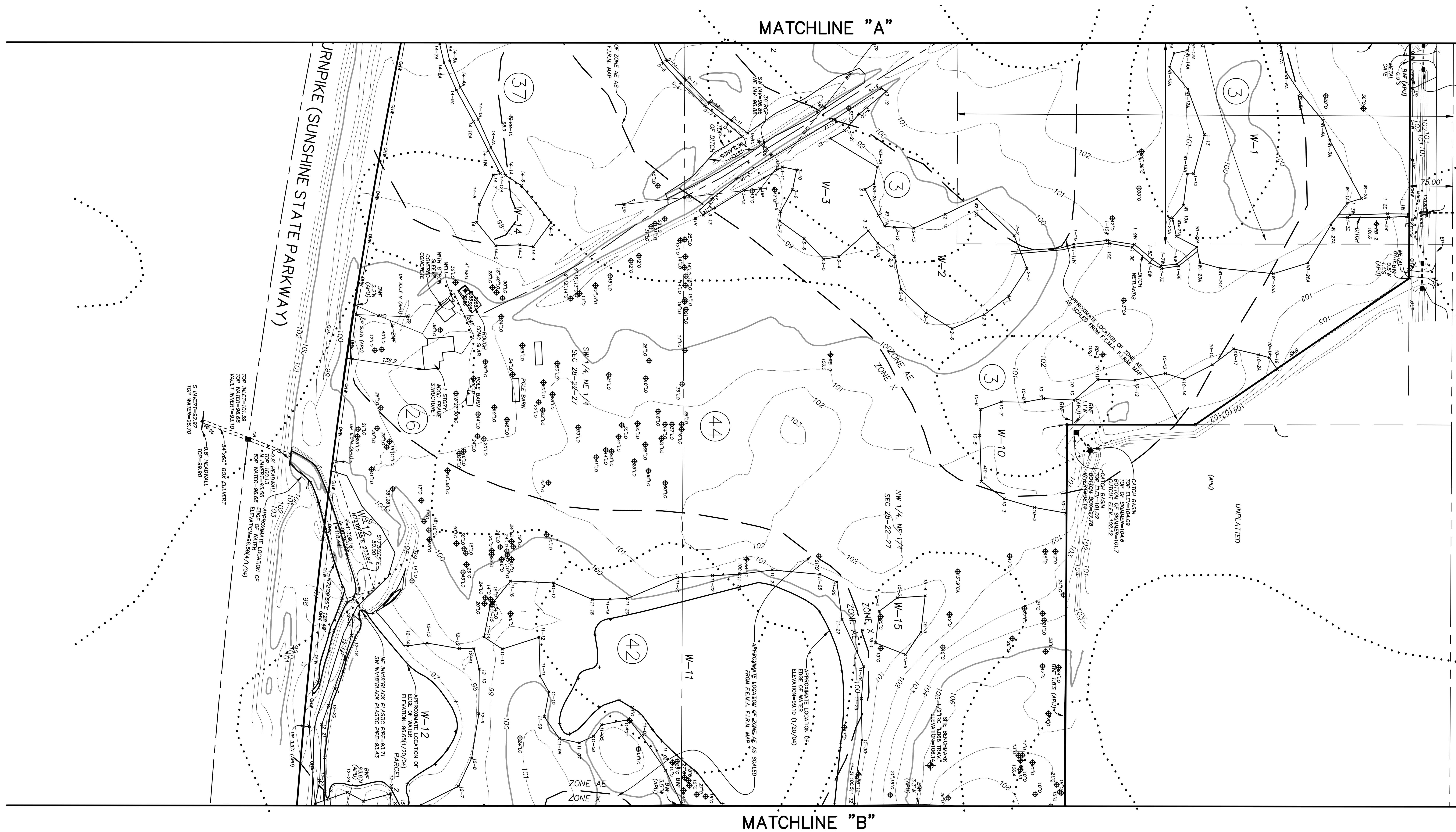
APPROX. APPROXIMATE
ASPHALT ASPHALT
BBF BARBED WIRE FENCE
CC CONCRETE
CBC CONCRETE BLOCK
CM CONCRETE MONUMENT
CW CONCRETE WALL
C&G CURB AND GUTTER
DESCRIPTION
DITCH
EASTERLY
ELEV. ELEVATION
EQUIP. EQUIPMENT
EQUIP. PAVEMENT
F.I.R.M. FLOOD INSURANCE RATE MAP
FPC FLORIDA POWER CORPORATION
FFE FINISH FLOOR ELEVATION
FFE FINISH FLOOR ELEVATION
FDOT FLORIDA DEPARTMENT OF TRANSPORTATION
FF FLORIDA DEPARTMENT OF FORESTRY
FW GOVT GOVERNMENT
HC HANDICAP
HOUSE NUMBER
INTERSECTION
LB LICENSED BUSINESS
LANDSCAPE
MB MAILBOX
MH MANHOLE
MEASURED
MS MEASURED SECTION
NAIL & DISK
NT NON-TRANSIT
NAIL & DISK
OUC ORANGE UTILITIES COMMISSION
PAD PHYSICAL ACCESS DOOR
PB PLAT BOOK
PG PAGE
PC POINT OF CURVATURE
PCC POINT OF COMPOUND CURVATURE
PRC POINT OF REVERSE CURVATURE
PT POINT OF TANGENCY
PLS PROFESSIONAL LAND SURVEYOR
PRM PERMANENT REFERENCE MONUMENT
PVMT PAVEMENT
PCM PROPERTY COMMUNITY
RES RESIDENCE
RCP REINFORCED CONCRETE PIPE
ROW RIGHT-OF-WAY
RP RADIUS POINT
RG ROAD & GUN
SOUTHERLY
SBT SOUTHERN BELL TELEPHONE
SW SIDEWALK
TRANS TRANSFORMER
UG UNDERGROUND
WF WOOD FENCE
WIF WROUGHT IRON FENCE
WF WIRE FENCE

NOTE: THERE MAY BE ITEMS ABOVE THAT WERE NOT WITHIN THE SCOPE OF THIS DRAWING TO BE LOCATED.

NOT FOR CONSTRUCTION

DRAWING EXCOND.DWG	TUCKER OAKS CITY OF WINTER GARDEN, FLORIDA	DONALD W. McINTOSH ASSOCIATES, INC. ENGINEERS PLANNERS SURVEYORS 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068								DONALD W. McINTOSH ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NO. 68
SHEET 5 OF 12	EXISTING CONDITIONS	DRAWN BY JLG	DESIGNED BY NA	CHECKED BY KR	DATE 8/14/03	SCALE 100	JOB NUMBER 23042	NO. DATE DESCRIPTION CHK. REVISIONS		DAVID M. KELLY FLORIDA P.E. NO. 43325 DATE:

TOPOGRAPHIC SURVEY



100

LEGEND

SYMBOLS

L1	LINE NUMBER (SEE LINE TABLE)
C1	CURVE NUMBER (SEE CURVE TABLE)
Δ=	CENTRAL ANGLE
R=	RADIUS
L=	ARC LENGTH
CB=	CHORD BEARING
C=	CHORD
TB=	TANGENT BEARING
T=	TANGENT
×999	NATURAL GROUND ELEVATION, GRADE BREAK ELEVATION
(8)	NUMBER OF PARKING SPACES
	SIGN
SEC 5–18–31	SECTION, TOWNSHIP, RANGE
DMH	DRAINAGE MANHOLE
MES	MITERED END SECTION
INLET	CURB INLET
SCO	STORM CLEAN OUT
INLET	INLET / CONTROL STRUCTURE
UD	UNDERDRAIN
SSS	SANITARY SEWER STUB
SMH	SANITARY MANHOLE
RUV	REUSE VALVE
CO	SANITARY CLEAN OUT
FMV	FORCEMAIN VALVE
SL	SANITARY LATERAL
—FM—	UNDERGROUND FORCEMAIN LINE
BOL	BOLLARD
TMH	TELEPHONE MANHOLE
TM	TELEPHONE MARKER
TR	TELEPHONE RISER
TVR	TELEVISION RISER
TSB	TRAFFIC SIGNAL BOX
—T—	UNDERGROUND TELEPHONE LINE
CATV	CABLE TELEVISION MARKER
EPB	ELECTRIC PULL BOX
TPB	TELEPHONE BOX
FOCM	FIBER OPTICS CABLE MARKER
FH	FIRE HYDRANT
WV	WATER VALVE
WM	WATER METER
WSS	WATER STUB UP
BFP	BACKFLOW PREVENTER
BOV	BLOW OFF VALVE
VB	VALVE BOX
—WM—	WATERMAIN LINE
—RWM—	RECLAIM WATERMAIN LINE
IRR	IRRIGATION VALVE
ESS	ELECTRIC STUB
EMH	ELECTRIC MANHOLE
CUP	CONCRETE UTILITY POLE
UP	UTILITY POLE
ER	ELECTRIC RISER
EB	ELECTRIC BOX
LP	LIGHT POLE
GW	GUY WIRE
—OHW—	OVERHEAD WIRE
SP	SPOT LIGHT
GL	GROUND LIGHT
(Y)	YARD DRAIN
GSS	GAS STUB
GV	GAS VALVE
UGM	UNDERGROUND GAS MARKER
UGF	UNDERGROUND GAS FLAG
—G—	UNDERGROUND GAS LINE

X 5–16 DENOTES SURVEYED POSITION AND I.D. NUMBER OF WETLAND FLAG SET BY JIM CUTLER (BDA) BREEDLOVE, DENNIS, AND ASSOCIATES,INC. AUGUST AND SEPTEMBER, 2003

W–5 = WETLAND I.D. NUMBER

12"O ⊕ TREE SIZE & TYPE
- O – OAK
- P – PINE
- CA – CAMPHOR
- C – CHERRY
- PM – PALM
- E – ELM
- MA – MAGNOLIA

NOTE: THERE MAY BE ITEMS ABOVE THAT WERE NOT WITHIN THE SCOPE OF THIS DRAWING TO BE LOCATED.

ABBREVIATIONS

A/C	AIR CONDITIONER
APPROX	APPROXIMATE
(APU)	APPARENT PHYSICAL USE
ASPH	ASPHALT
BWF	BARBED WIRE FENCE
CLF	CHAIN LINK FENCE
CONC	CONCRETE
CB	CONCRETE BLOCK
℄	CENTERLINE
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
C&G	CURB AND GUTTER
(C)	COMPUTED
(D)	DESCRIPTION
E'LY	EASTERLY
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
F.E.M.A.	FEDERAL EMERGENCY MANAGEMENT AGENCY
F.I.R.M.	FLOOD INSURANCE RATE MAP
FND	FOUND
FPC	FLORIDA POWER CORPORATION
FC	FENCE CORNER
FF	FINISH FLOOR ELEVATION
FOC	FIBER OPTIC CABLE
FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
FM	FORCEMAIN
GOV'T	GOVERNMENT
HC	HANDICAP
IRC	IRON ROD
ID	IDENTIFICATION
INV	INVERT
LB	LICENSED BUSINESS
LNDSCP	LANDSCAPE
MH	MANHOLE
MH'S	MANHOLES
MES	MITERED END SECTION
(M)	MEASURED
NR	NON–RADIAL
NT	NON–TANGENT
N'LY	NORTHERLY
N&D	NAIL & DISK
OUC	ORLANDO UTILITIES COMMISSION
ORB	OFFICIAL RECORDS BOOK
(P)	PLAT
PB	PLAT BOOK
PG	PAGE
PGS	PAGES
PVC	POLYVINYLCHLORIDE
PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PCP	PERMANENT CONTROL POINT
PLS	PROFESSIONAL LAND SURVEYOR
POL	POINT ON LINE
PRC	POINT OF REVERSE CURVATURE
PRM	PERMANENT REFERENCE MONUMENT
PT	POINT OF TANGENCY
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PVMT	PAVEMENT
RES	RESIDENCE
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT–OF–WAY
R&C	REBAR & CAP
RD	ROAD
SBT	SOUTHERN BELL TELEPHONE
S'LY	SOUTHERLY
SR	STATE ROAD
SW	SIDEWALK
TYP	TYPICAL
TRANS	TRANSFORMER
UG	UNDERGROUND
WDF	WOOD FENCE
WPF	WOOD POST FENCE
W'LY	WESTERLY
WF	WIRE FENCE

NOT FOR CONSTRUCTION

DONALD W. McINTOSH ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NO. 68

DAVID M. KELLY
FLORIDA P.E. NO. 43325
DATE: ____

NO.	DATE	DESCRIPTION	CHK.
		REVISIONS	

DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068

DRAWN BY	DESIGNED BY	CHECKED BY	DATE	SCALE	JOB NUMBER
JLG	NA	KR	8/14/03	100	23042

TUCKER OAKS
CITY OF WINTER GARDEN, FLORIDA

EXISTING CONDITIONS

DRAWING
EXCOND.DWG

SHEET
6 OF 12

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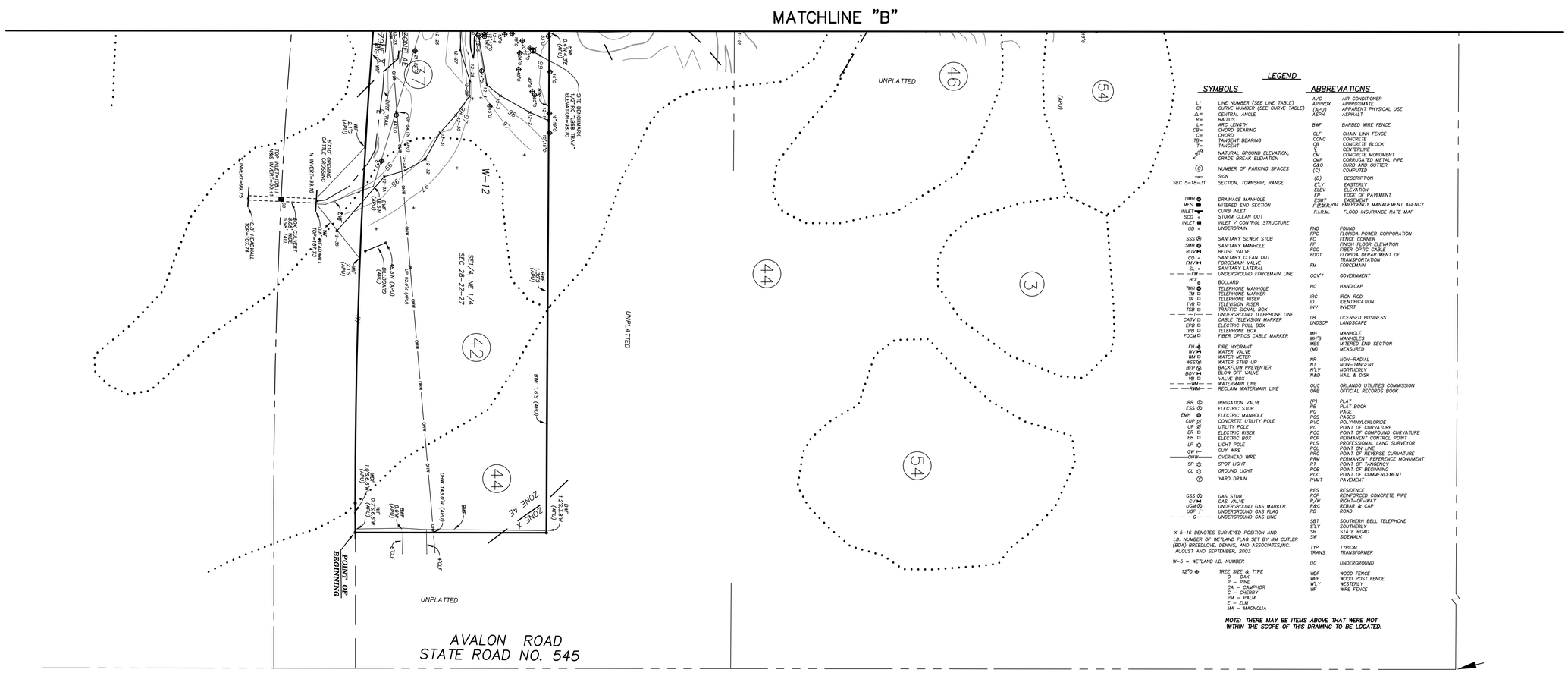
SHT OF 6 12
PROJECT: TUCKER OAKS
SHEET TITLE: EXISTING CONDITIONS
DWG FILE NAME: EXCOND.DWG
XREF FILE NAME: XREF NAME

TOPOGRAPHIC SURVEY



LEGEND

SYMBOLS

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ER	ELECTRIC RISER
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WPF	WOOD POST FENCE
W'LY	WESTERLY
WF	WIRE FENCE

NOTE: THERE MAY BE ITEMS ABOVE THAT WERE NOT WITHIN THE SCOPE OF THIS DRAWING TO BE LOCATED.

SURVEY DATE:_____

I hereby certify that this survey, subject to the surveyor's notes contained hereon, meets the applicable "Minimum Technical Standards" set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

DONALD W. McINTOSH ASSOCIATES, INC.

_____ _____
Keith Ruddick Signature Date
Florida Registered Surveyor and Mapper
Certificate No. 2617

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

NOT FOR CONSTRUCTION

DONALD W. McINTOSH ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NO. 68

DAVID M. KELLY
FLORIDA P.E. NO. 43325
DATE:

NO.	DATE	DESCRIPTION	CHK.
		REVISIONS	

DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068

DRAWN BY	DESIGNED BY	CHECKED BY	DATE	SCALE	JOB NUMBER
JLG	NA	KR	8/14/03	100	23042

TUCKER OAKS
CITY OF WINTER GARDEN, FLORIDA

EXISTING CONDITIONS

DRAWING EXCOND.DWG

SHEET 7 OF 12

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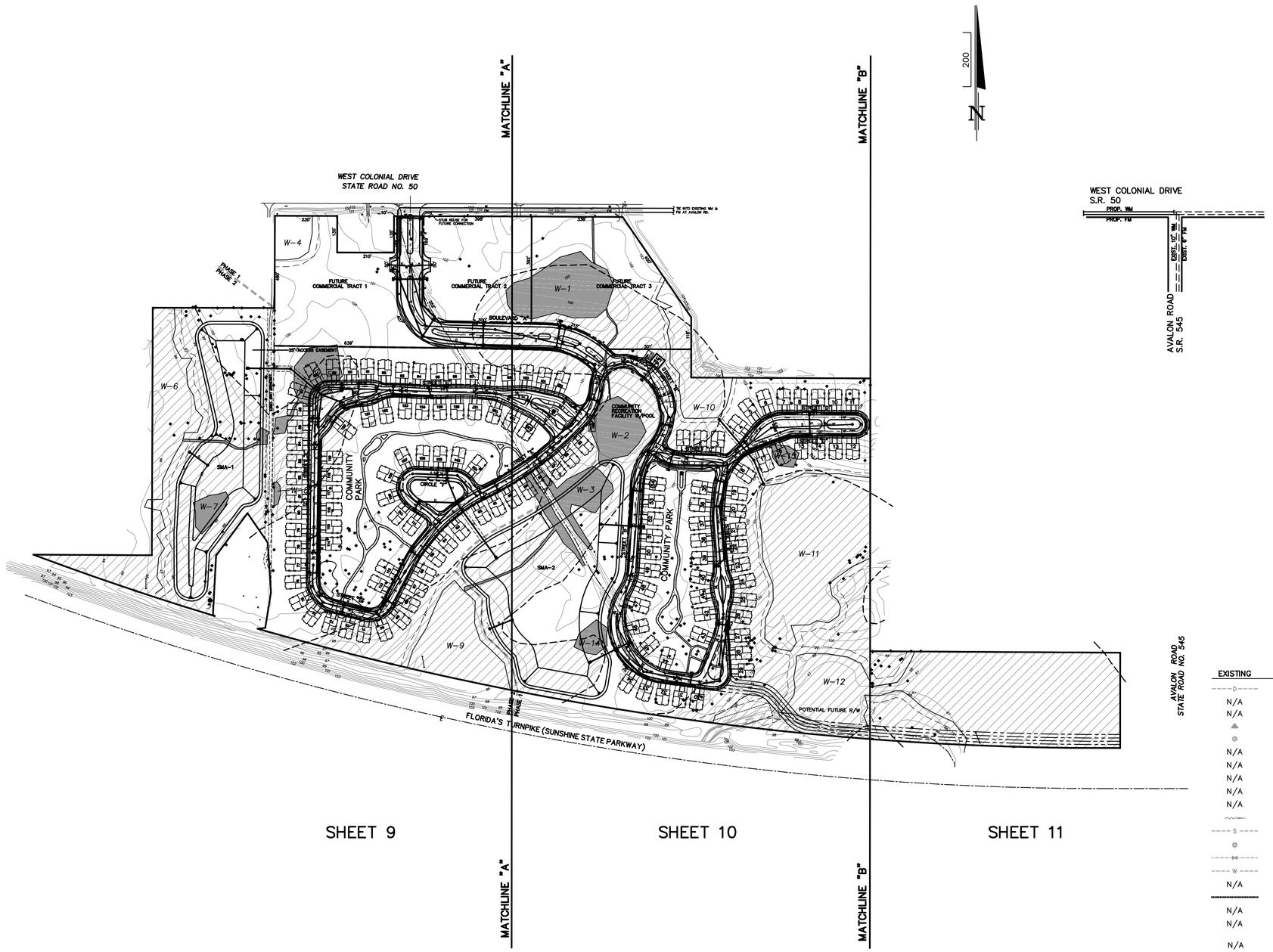
File Name: F:\Proj2003\23042\Dwg\TOPO\TOPOTREES.DWG

SHT OF 7 12 PROJECT: TUCKER OAKS
SHEET TITLE:EXISTING CONDITIONS
DWG FILE NAME: EXCOND.DWG
XREF FILE NAME: XREF NAME

DONALD W. McINTOSH ASSOCIATES, INC. RESERVES THE EXCLUSIVE COPYRIGHT AND PROPERTY RIGHTS TO THIS DRAWING WHICH MAY NOT BE REPRODUCED, CHANGED, OR COPIED IN ANY FORM OR MANNER, NOR CAN IT BE ASSIGNED TO ANY PARTY WITHOUT DONALD W. McINTOSH ASSOCIATES, INC.'S WRITTEN CONSENT.



LEGEND

EXISTING	ITEM (STRUCTURE DESIGNATION)	PROPOSED
D	DRAINAGE LINE	D
N/A	DRAINAGE EASEMENT	D.E.
N/A	HIGH POINT	HP
	CURB INLET	
	DRAINAGE MANHOLE	
N/A	MITERED END SECTION	
N/A	CONTROL STRUCTURE	
N/A	DISCHARGE STRUCTURE	
N/A	LOT GRADING TYPE	A
N/A	POND SLOPE INDICATOR	
	SURFACE DRAINAGE DIRECTION	
S	SANITARY SEWER LINE	S
	SANITARY SEWER MANHOLE	
	WATER VALVE	
W	DOMESTIC WATER	W
N/A	FIRE HYDRANT ASSEMBLY	F.H.
	SOILS BOUNDARIES	N/A
N/A	BLOW-OFF VALVE	BO
N/A	ACCESS POINT	
N/A	WETLAND IMPACT BY DEVELOPMENT	
N/A	FEMA FIRM 100YR/FLOOD	
131	EXISTING CONTOUR	N/A

NOT FOR CONSTRUCTION

DONALD W. McINTOSH ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NO. 68

DAVID M. KELLY
FLORIDA P.E. NO. 43325
DATE:

NO.	DATE	DESCRIPTION	CHK.
1	7/26/04	PER CITY COMMENTS OF 6/17/04	

REVISIONS

DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068

DRAWN BY	DESIGNED BY	CHECKED BY	DATE	SCALE	JOB NUMBER
MJC	STAFF	DMK	5/5/04	200	23042

TUCKER OAKS

CITY OF WINTER GARDEN, FLORIDA

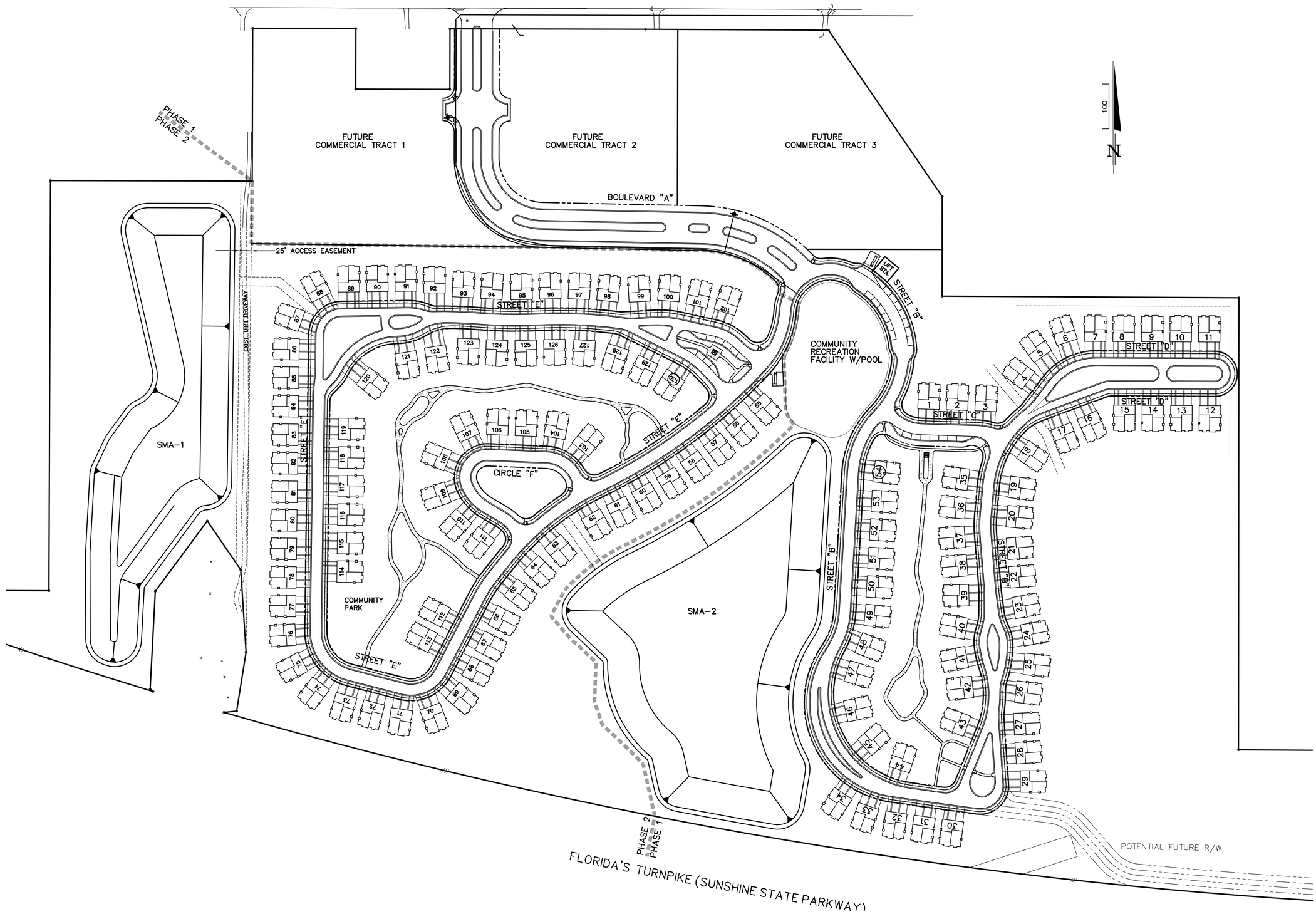
SITE PLAN KEYMAP

AS APPROVED

DRAWING SITEPLAN.DWG

SHEET 8 OF 12

SHT 8 OF 12
PROJECT: TUCKER OAKS
SHEET TITLE: SITE PLAN KEYMAP
DWG FILE NAME: SITEPLAN.DWG
XREF FILE NAME: XREF NAME



NOT FOR CONSTRUCTION

DONALD W. McINTOSH ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NO. 68

DAVID M. KELLY
FLORIDA P.E. NO. 43325
DATE:

NO.	DATE	DESCRIPTION	CHK.
		REVISIONS	

DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068

DRAWN BY	DESIGNED BY	CHECKED BY	DATE	SCALE	JOB NUMBER
MJC	STAFF	DMK	7/26/04	100	23042

TUCKER OAKS

CITY OF WINTER GARDEN, FLORIDA

OVERALL SITE PLAN

AS APPROVED

DRAWING OVERALL.DWG

SHEET 8A OF 12

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SHT 8A OF 12 PROJECT: TUCKER OAKS
SHEET TITLE: OVERALL SITE PLAN
DWG FILE NAME: OVERALL.DWG
XREF FILE NAME: XREF NAME

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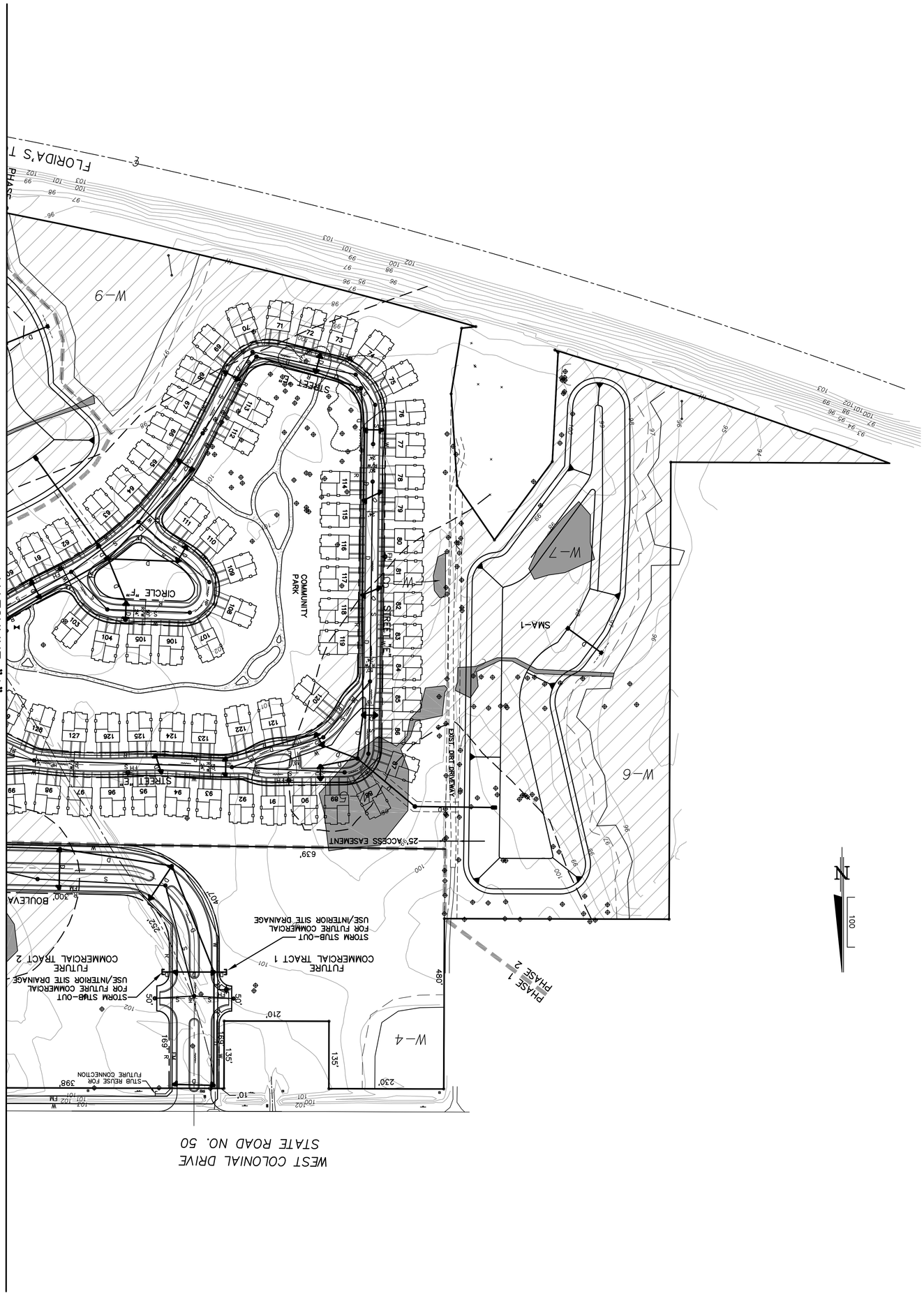


NOT FOR CONSTRUCTION

DRAWING
SITE PLAN.DWG

SHEET
9 OF 12

TUCKER OAKS

CITY OF WINTER GARDEN, FLORIDA

SITE PLAN

AS APPROVED

DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068

DRAWN BY	DESIGNED BY	CHECKED BY	DATE	SCALE	JOB NUMBER
MJC	STAFF	DMK	5/5/04	100	23042

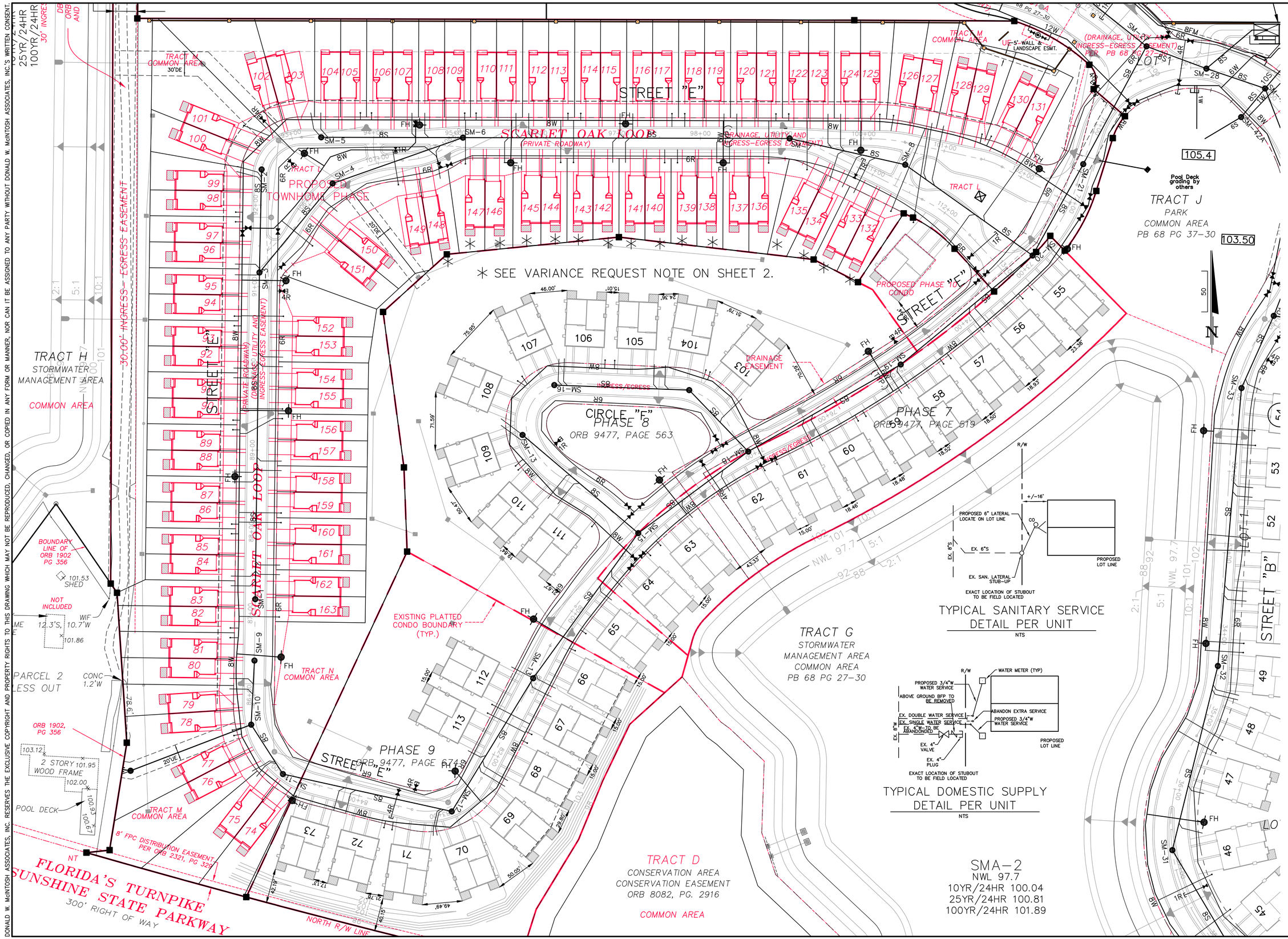
NO.	DATE	DESCRIPTION	CHK.
1	7/26/04	PER CITY COMMENTS OF 6/17/04	

REVISIONS

DONALD W. McINTOSH ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NO. 68

DAVID M. KELLY
FLORIDA P.E. NO. 43325

DATE: _____



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SHT 9A OF 12 PROJECT: TUCKER OAKS
SHEET TITLE: TOWNHOMES PLAN
DWG FILE NAME: TOWNHOMES.DWG
XREF FILE NAME: F:\Proj2003\23042\Sdwg\bndy\HORTON-TUCKER.DWG
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F:\Proj2003\23042\EDWG\OFFSITE\OFFBASE.dwg

DONALD W. McINTOSH ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NO. 68

DAVID M. KELLY, FLORIDA P.E. NO. 43325
DATE:

NO.	DATE	DESCRIPTION	CHK.
4	11/10/11	REVISED LOT NUMBERS TO MATCH PLAT	
3	10/21/11	PER CITY DRC COMMENTS OF 10/12/11	
2	3/3/11	ADDED NOTE FOR VARIANCE REQUEST	
1	11/29/10	REVISED TO SHOW PH 2 TWO UNIT TOWNHOME	

REVISIONS

DONALD W. McINTOSH ASSOCIATES, INC.
PLANNERS
ENGINEERS
SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068

DRAWN BY	DESIGNED BY	CHECKED BY	DATE
EJT	STAFF	DMK	11/10

SCALE	JOB NUMBER
50	23042

TUCKER OAKS
CITY OF WINTER GARDEN, FLORIDA
TOWNHOMES PLAN

DRAWING TOWNHOMES.DWG

SHEET 9A OF 12

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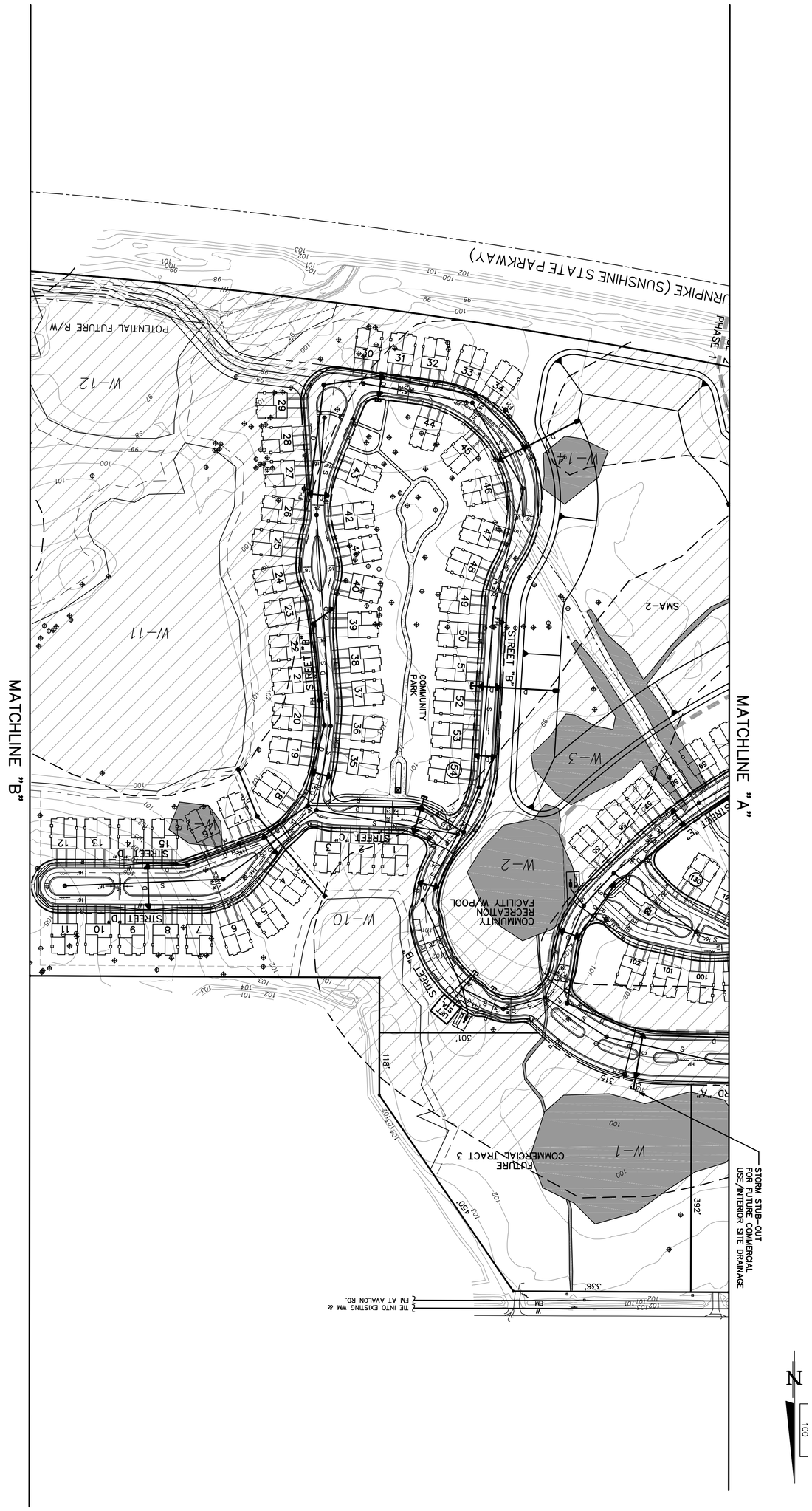

NOT FOR CONSTRUCTION

DRAWING	TUCKER OAKS	DONALD W. McINTOSH ASSOCIATES, INC.										
SITE PLAN.DWG	CITY OF WINTER GARDEN, FLORIDA	ENGINEERS PLANNERS SURVEYORS										DONALD W. McINTOSH ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NO. 68
SHEET	SITE PLAN	2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068										
10 OF 12		DRAWN BY MJC	DESIGNED BY STAFF	CHECKED BY DMK	DATE 5/5/04	SCALE 100	JOB NUMBER 23042	NO. 1	DATE 7/26/04	DESCRIPTION PER CITY COMMENTS OF 6/17/04	CHK.	DAVID M. KELLY FLORIDA P.E. NO. 43325
								REVISIONS				DATE:

AS APPROVED

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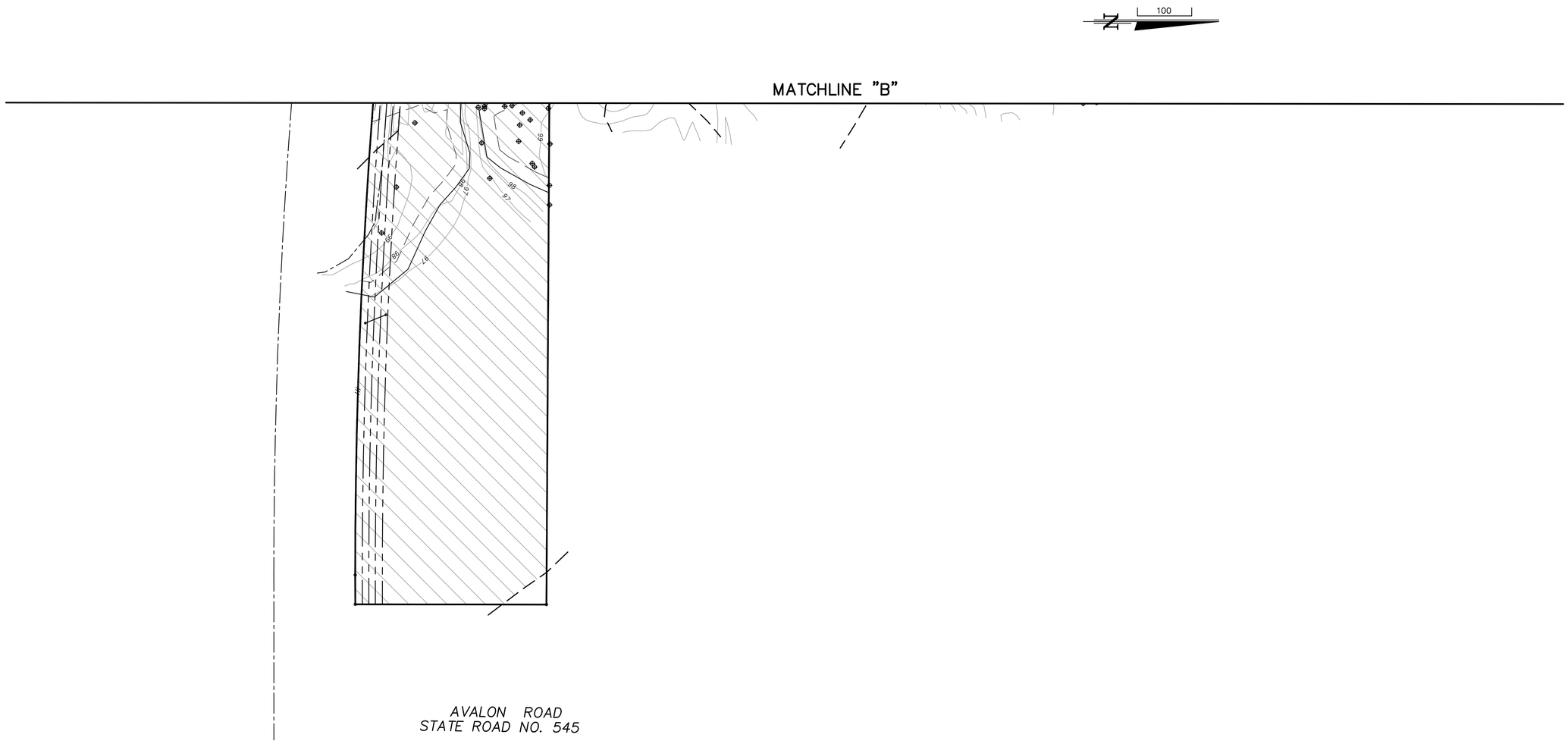

NOT FOR CONSTRUCTION

DONALD W. McINTOSH ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NO. 68

DAVID M. KELLY
FLORIDA P.E. NO. 43325
DATE:

NO.	DATE	DESCRIPTION	CHK.
1	7/26/04	PER CITY COMMENTS OF 6/17/04	

REVISIONS

DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068

DRAWN BY	DESIGNED BY	CHECKED BY	DATE	SCALE	JOB NUMBER
MJC	STAFF	DMK	5/5/04	100	23042

TUCKER OAKS

CITY OF WINTER GARDEN, FLORIDA

SITE PLAN

AS APPROVED

DRAWING
SITE PLAN.DWG

SHEET
11 OF 12

SHT OF 11 12 PROJECT: TUCKER OAKS
SHEET TITLE: SITE PLAN
DWG FILE NAME: SITEPLAN.DWG
XREF FILE NAME: XREF NAME

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RECORD DRAWING CERTIFICATION FOR PHASE _____

CONTRACTOR HEREBY CERTIFIES THAT THIS DRAWING HAS BEEN MODIFIED TO SHOW ALL CHANGES TO THE ORIGINAL CONSTRUCTION DRAWINGS AND ACCURATELY REPRESENTS THE FINISHED CONSTRUCTION BASED ON INFORMATION FURNISHED TO DONALD W. McINTOSH ASSOCIATES, INC. ON _____

CONTRACTOR: _____

BY: _____ DATE: _____

NOTES: _____

RECORD DRAWING CERTIFICATION FOR PHASE _____

THIS "RECORD DRAWING" IS BASED ON INFORMATION RECEIVED FROM THE CONTRACTOR ON _____ AS TO LOCATION AND DETAILS OF THE FACILITIES ACTUALLY CONSTRUCTED. THE ENGINEER HAS NOT PROVIDED DETAILED OR CONTINUOUS OBSERVATION OF ON-SITE CONSTRUCTION NOR MADE MEASUREMENTS, BUT HAS MADE PERIODIC VISUAL OBSERVATIONS AND HAS OBSERVED THAT THE READILY VISIBLE FACILITIES HAVE BEEN REASONABLY INSTALLED IN ACCORDANCE WITH THIS DRAWING. LOT GRADING IS THE RESPONSIBILITY OF THE BUILDER AND IS NOT INCLUDED IN THIS CERTIFICATION.
DONALD W. McINTOSH ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. 68

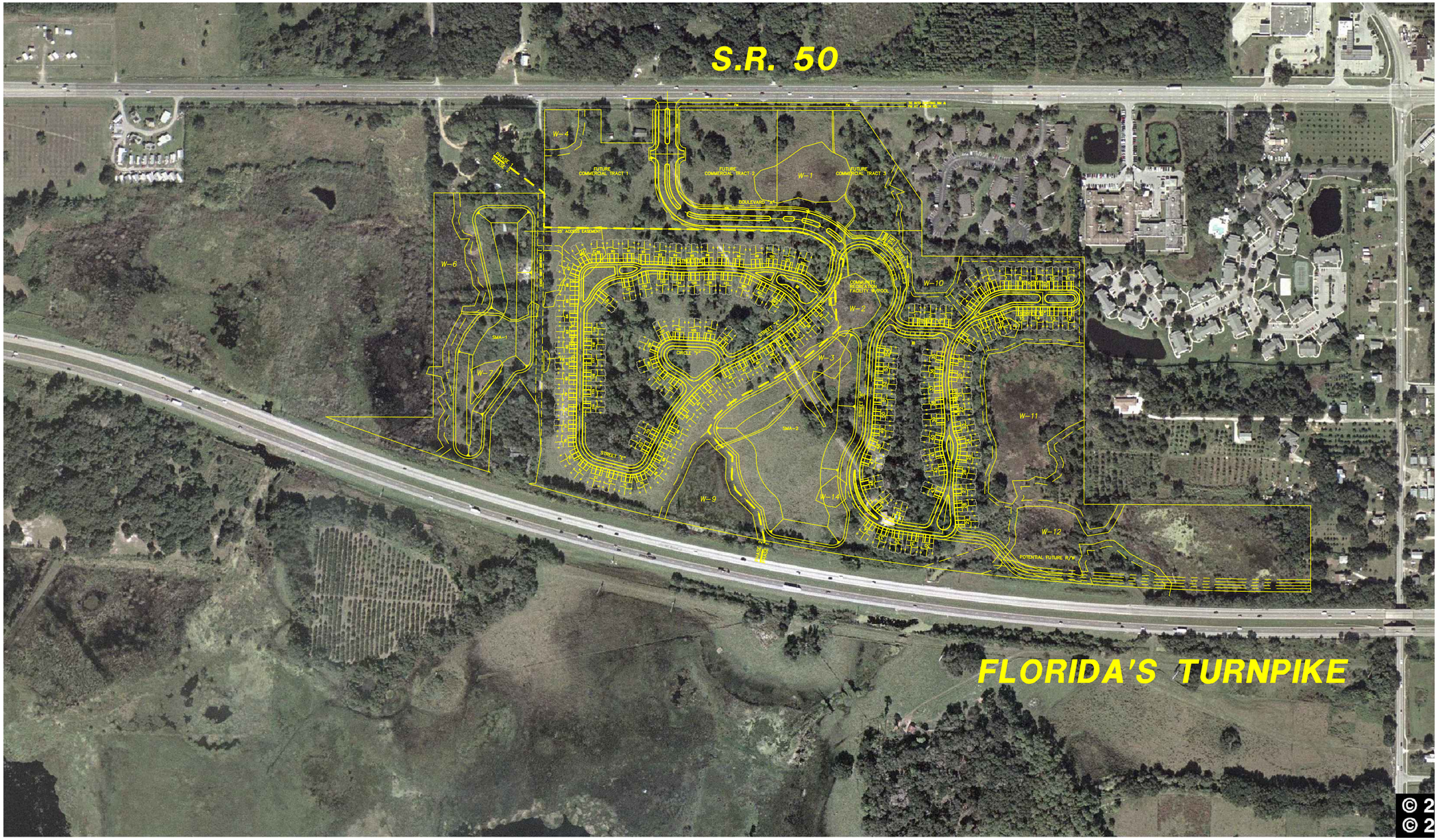
BY: _____ DATE: _____

NOTES: _____

NOT A RECORD DRAWING UNLESS THIS BLOCK IS COMPLETED

DONALD W. McINTOSH ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. 68

DATE: _____



NO.	DATE	DESCRIPTION	CHK.
		REVISIONS	

DONALD W. McINTOSH ASSOCIATES, INC.
PLANNERS
ENGINEERS
SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068

DRAWN BY	DESIGNED BY	CHECKED BY	DATE	SCALE	JOB NUMBER
MJC	STAFF	DMK	4/04	200	23042

TUCKER OAKS

CITY OF WINTER GARDEN, FLORIDA

AERIAL PLAN

AS APPROVED

DRAWING AERIAL.DWG

SHEET 12 OF 12

SHT 12 OF 12 PROJECT: TUCKER OAKS
SHEET TITLE: AERIAL
DWG FILE NAME: AERIAL.DWG
XREF FILE NAME: XREF NAME

CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

300 West Plant Street - Winter Garden, Florida 34787-3011 ● (407) 656-4111

STAFF REPORT

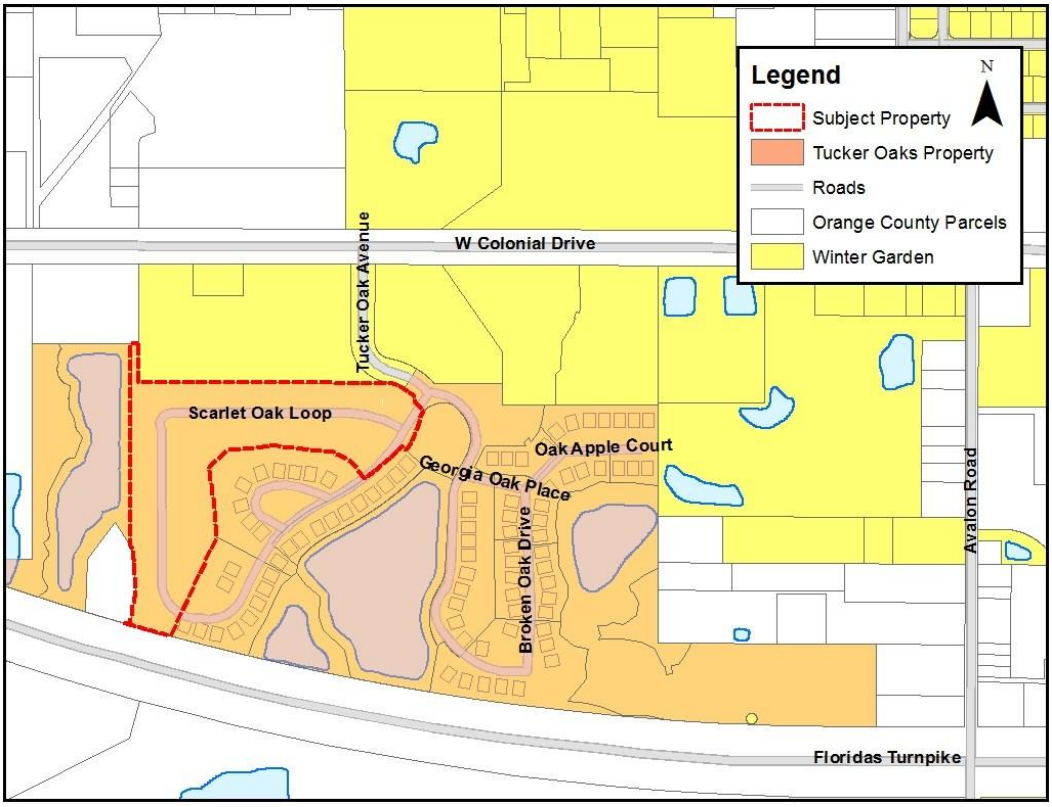
TO: PLANNING AND ZONING COMMITTEE
PREPARED BY: LAURA SMITH, SENIOR PLANNER
DATE: NOVEMBER 28, 2011
SUBJECT: AMENDMENT TO PLANNED UNIT DEVELOPMENT (PUD)
Tucker Oaks (78.5+/- ACRES)
PARCEL ID # 28-22-27-8781-00-020

APPLICANT: D.R. HORTON, INC.

INTRODUCTION

The purpose of this report is to evaluate the proposed PUD Amendment for compliance with the City of Winter Garden Code of Ordinances and Comprehensive Plan.

The subject property, located north of Florida's Turnpike and south of West Colonial Drive on Scarlet Oak Loop, is a 13.29± acre portion of the 78.5± acre Tucker Oaks Property. The map below depicts the location of the subject property within the City of Winter Garden municipal limits:



The applicant is requesting to amend the PUD Plan for the Tucker Oaks Property which was adopted by Ordinance 04-34 (rezoning 78.5± acres of land from County A-1 to City PUD) to allow for the construction of two-unit townhomes in place of tri-plex condominiums. The subject property is located within the City of Winter Garden municipal limits, and carries the zoning designation PUD (Planned Unit Development) in the City of Winter Garden. The subject property is designated Medium Density Residential on the Future Land Use Map of the Comprehensive Plan.

EXISTING USE

The 78.5± acre Tucker Oaks Property has been partially platted for 252 triplex condominium units on approximately 61± acres, 213 triplex condominium units have been constructed to date and 39 triplex condominium units have not yet been constructed; approximately 13.29± acres have not yet been platted.

ADJACENT LAND USE AND ZONING

The properties located to the north of the Tucker Oaks Property are made up of vacant commercial (C-2) and developed residential (R-3) apartment homes (Winter Woods Apartments) within the City of Winter Garden. The Tucker Oaks Property abuts Florida's Turnpike on the south side of the property, and abuts vacant commercial (C-1) and agricultural (A-1) lands within the Town of Oakland on the west side. The properties located to the east of the Tucker Oaks Property consist of vacant agricultural (A-1) lands and a single family residence (A-1) located in Unincorporated Orange County, and developed residential (R-3) apartment homes (Country Gardens Apartments) in the City of Winter Garden.

PROPOSED USE

The applicant proposes to amend the approved PUD Plan for the 78.5 ± acre Tucker Oaks Property to allow the unplatted portion of the property to be constructed as two-unit townhomes instead of triplex condominiums. The PUD Plan adopted for the Tucker Oaks Property in conjunction with the PUD rezoning of the property by Ordinance 04-34 allowed for the construction of 390 triplex condominium units, the applicant proposes to amend the approved PUD Plan to allow for a total of 345 units, which would be comprised of 255 triplex condominium units (which have been platted) and 90 two-unit townhomes.

PUBLIC FACILITY ANALYSIS

Infrastructure in the form of roads, water, sewer, and reclaimed water systems have been installed to support the approved triplex condominiums. The applicant proposes to construct a townhome product with a similar footprint to the approved triplex condominium units and therefore will require little modification to the existing facilities on the property.

The following modifications to the existing facilities will be necessary to accommodate the property being used for 90 two-unit townhomes instead of 135 triplex condominium units:

- All portions of the potable water system and reclaimed water system located downstream of the master meter will be owned and maintained by the Homeowner's/Condominium Owner's Association, and will be sub-metered and residents billed by the association.

- All 4 inch fire service lines located within the 13.29 acre portion of the Tucker Oaks Property which will be developed as two-unit townhomes must be removed; the existing fire protection main stub-out may remain in place below grade and be abandoned at the valve.

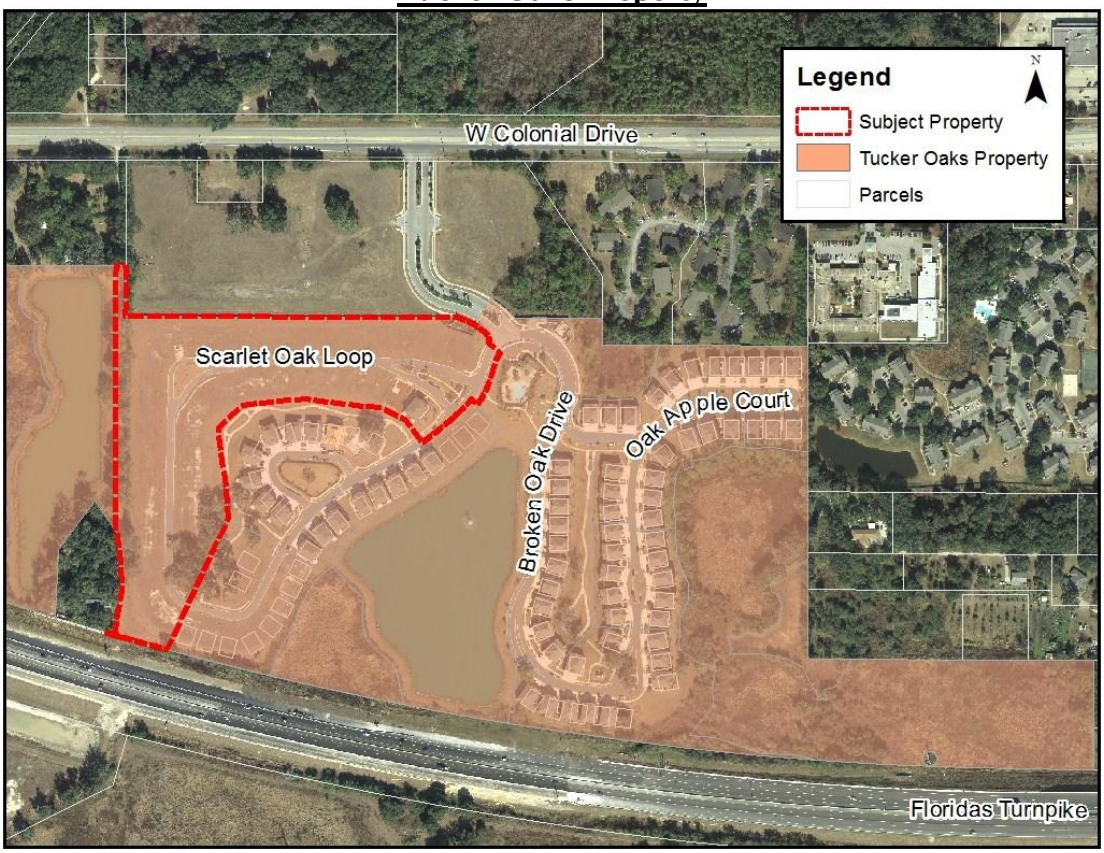
SUMMARY

City Staff recommend approval of the proposed Ordinance. Amending the PUD Plan for the Tucker Oaks Property to allow for two-unit townhomes to be constructed in place of triplex condominiums on a 13.29± acre portion of the 78.5± acre site is consistent with the City's Comprehensive Plan and the City of Winter Garden Code of Ordinances. The proposed amendment to the approved PUD Plan is a reasonable and less intensive use of the land which would result in an overall decrease in the density of the Tucker Oaks PUD from 4.97 units per acre to 4.39 units per acre, further the proposed amendment would not generate an increase in traffic volume or demand on public facilities beyond that which was approved for the property.

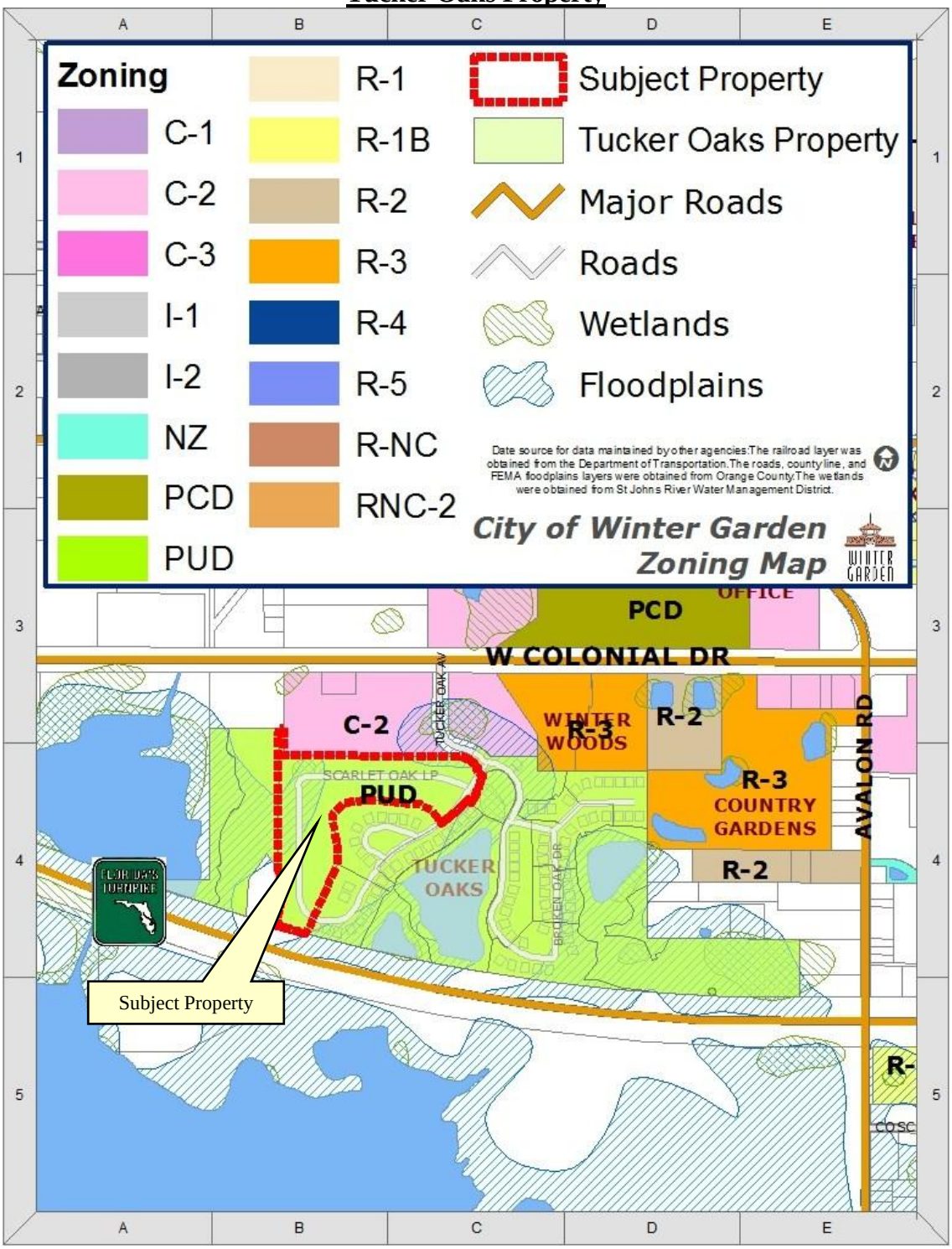
Staff has coordinated with the applicant to ensure that the amendment to the PUD Plan will be consistent with the existing condominium community both in the scale and size of the townhome buildings as well as substantially conforming to the architectural style of the existing condominium community.

MAPS

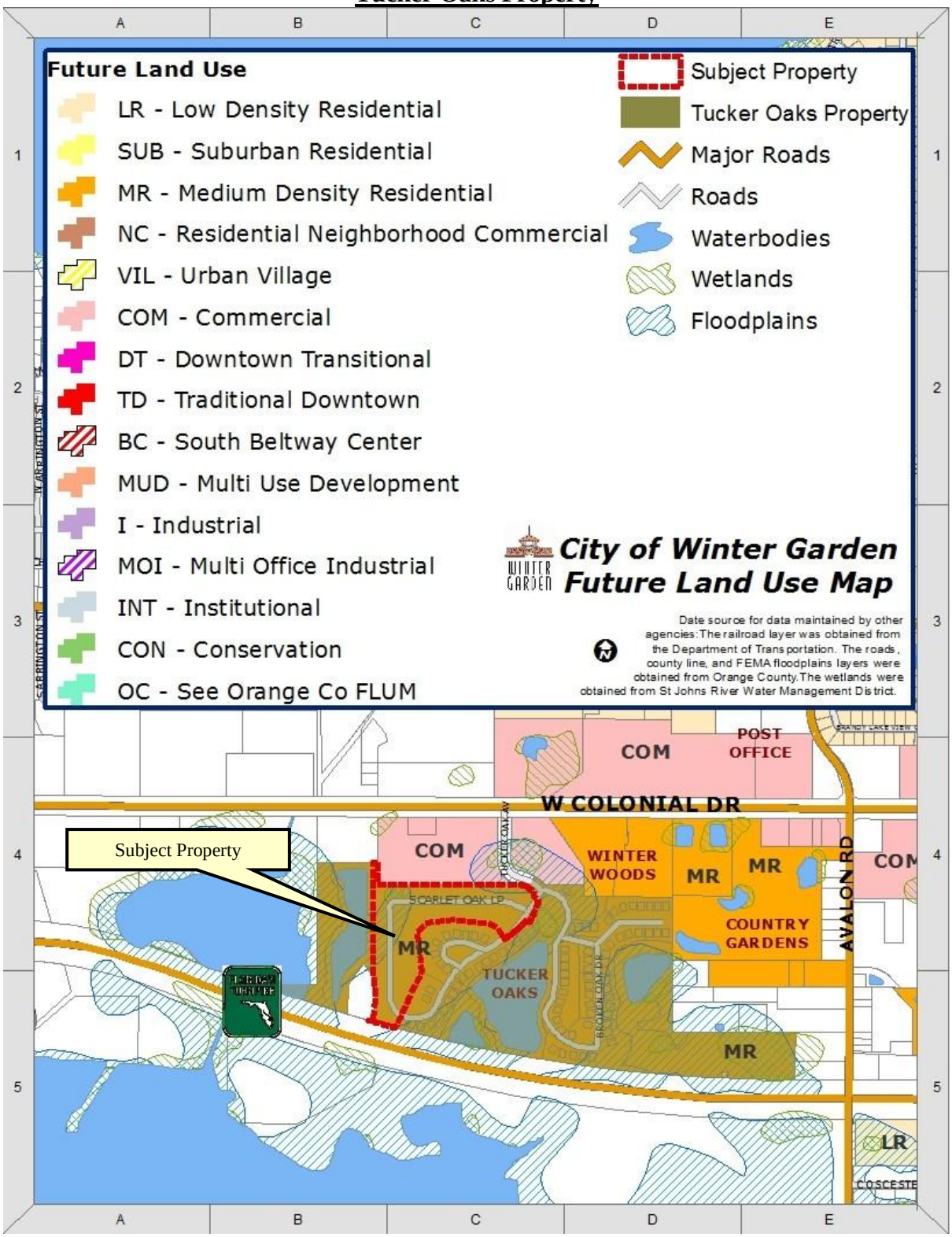
AERIAL PHOTO
Tucker Oaks Property



ZONING MAP
Tucker Oaks Property



FUTURE LAND USE MAP
Tucker Oaks Property



END OF STAFF REPORT

THE CITY OF WINTER GARDEN

CITY COMMISSION AGENDA ITEM

From: Ed Williams, Community Development Director

Via: City Manager Mike Bollhoefer

Date: **November 28, 2011** **Meeting Date: December 8, 2011**

Subject: Ordinance 12-02

Issue: Amending Chapter 118 Article V of the Code of Ordinances, creating Urban Village Planned Unit Development Zoning District.

Discussion: The comprehensive plan identifies the need for the Urban Village Planned Unit Development Zoning Designation in order to further the Goals, Objectives and Policies of the comprehensive plan.

Recommended Action:

First reading of Ordinance 12-02 for creating the Urban Village Planned Unit Development Zoning Designation, with second reading and adoption on January 12, 2012.

Attachments/References:

Ordinance 12-02

ORDINANCE 12-02

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING ARTICLE V OF CHAPTER 118 OF THE WINTER GARDEN CODE OF ORDINANCES ENTITLED "PLANNED UNIT DEVELOPMENTS" CREATING URBAN VILLAGE PLANNED UNIT DEVELOPMENTS; PROVIDNG REQUIREMENTS FOR MIXTURE OF USES AND URBAN DEVELOPMENT CRITERIA FOR ALL PROPOSED PLANNED DEVELOPMENT PROJECTS IN THE URBAN VILLAGE PLANNED UNIT DEVELOPMENT ZONING DISTRICT; CLARIFYING, UPDATING, AND REMOVING REDUNDANT LANGUAGE FOR RESIDENTIAL PLANNED UNIT DEVELOPMENTS; PROVIDING FOR CODIFICATION; PROVIDING FOR CONTROL; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Winter Garden has the authority to adopt this Ordinance pursuant to Article VIII of the Constitution of the State of Florida and Chapter 166, Florida Statutes;

WHEREAS, the Zoning Ordinance as set forth in the Land Development Regulations of the City of Winter Garden Code of Ordinances must be consistent with the provisions of the City of Winter Garden Comprehensive Plan by furthering and moving the City in the direction of accomplishing the objectives, goals and policies of the Comprehensive Plan; and

WHEREAS, the provisions of this Ordinance implement the provisions of Policy 1-1.2.18 of the City of Winter Garden Comprehensive Plan, as well as other objectives, goals and policies of the City's Comprehensive Plan, and provide for the application of sound and generally accepted land use principles in order to promote and protect the quality of life of the citizens of the City while imposing reasonable regulations upon the development of private property; and

WHEREAS, after public notice and due consideration of public comment given at advertised public hearings, the City Commission has determined the hereafter described amendments to Chapter 118, Article V of the City of Winter Garden Code of Ordinances are warranted to ensure consistency with the City of Winter Garden Comprehensive Plan.

NOW THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE CITY OF WINTER GARDEN, FLORIDA, AS FOLLOWS:

SECTION 1: That Chapter 118, Article V, Planned Unit Developments of the City of Winter Garden Code of Ordinances is hereby amended as follows (words that are ~~stricken out~~ are deletions; words that are underlined are additions):

ARTICLE V. PLANNED UNIT DEVELOPMENTS

DIVISION 1. GENERALLY

Sec. 118-831. Summary of steps for receiving final approval of a residential or urban village planned unit development.

Four steps are generally required to obtain final approval for a residential or urban village planned unit development:

(1) Preliminary conference;

(2) Preliminary development plan submission and application for planned unit development zoning;

(3) Preliminary plat submission; and

(4) Final development plan submission

Sec. 118-832. Preliminary conference.

The preliminary conference for a residential or urban village planned unit development shall include the following: the city planner, city engineer, building official, fire marshal, city public services director, and the developer.

Sec. 118-833. Preliminary development plan application.

(a) For residential and urban village planned unit development rezoning, a preliminary development plan along with a zoning application shall be submitted to the city clerk by the developer requesting approval of the site as a PUD. The preliminary plan and application shall contain the name of the Developer and the architect, surveyor and engineer who prepared the development plan.

(b) The following shall be included on the preliminary development plan with the zoning application:

(1) Proposed name or title of the project; the name of the surveyor, engineer, architect, and developer.

(2) North arrow, scale of one inch equals 200 feet or larger, date and legal description of the site.

(3) Boundaries of the site shown with bearings, distances, closures and bulkhead lines. All existing easements, section lines and property lines, all existing streets, rights of ways and physical features in and adjoining the project, and the existing zoning.

(4) Names and locations of adjoining developments and subdivisions.

(5) Proposed parks, school sites, and other public and private open space.

(6) Vehicular and pedestrian circulation systems.

(7) Site data including tabulation of the total number of gross acres in the project, the acreage to be devoted to each of the several types of uses, and the proposed total number of dwelling units and the proposed square footage of nonresidential uses.

(8) Proposed common open space, including proposed improvements and proposed common open space structures and the tabulation of the percent of the total area of the project to be devoted to common open space. Areas proposed to qualify for common open space shall be specifically designated on the preliminary development plan.

(9) Delineation of specific areas designated as a proposed stage or phase.

(10) General statement indicating proposed means of drainage for the site to ensure conformity with natural drainage within the area or with the drainage plan established or to be established within the vicinity.

(11) General location within the site of each residential and nonresidential use.

(12) The proposed method of dedication and administration of proposed common open space.

(13) Vicinity map.

(c) Submittal requirements and procedures are as follows:

(1) *Time limits.* The planned unit development zoning application and preliminary development plan shall be submitted to the city clerk at least 30 days prior to any scheduled meetings of the planning and zoning board.

(2) *Prints required.* The application shall include the required number of black- or blue-line prints of the preliminary development plan and a reproducible copy.

(3) *Certified survey.* Two copies of a certified survey must also accompany the application.

(4) *Application review.* The preliminary development plan shall be reviewed by the city engineer and the city planner and any other city division or department as necessary to determine the feasibility and suitability of the plan prior to the submission of the planned unit development zoning application to the planning and zoning board. The planning and zoning board shall then review the preliminary development plan to determine its conformity with the plans and policies of the city and the requirements of this division and the City Code. Upon completion of its review, the planning and zoning board shall recommend to the city commission the approval, approval subject to conditions and modifications, or disapproval of the preliminary development plan application and the planned unit development zoning application.

(5) *Review criteria.* The decision of the planning and zoning board on the preliminary development plan and rezoning application shall include findings of fact that serve as a basis for its recommendation. In making its recommendation, the planning and zoning board shall consider the following facts:

a. The degree of departure or conformity of the proposed planned unit development with surrounding areas in terms of character and density.

b. Compatibility of uses and improvements within the planned unit development and the relationship with surrounding existing or proposed developments.

c. Prevention of erosion and degrading or enhancement of the surrounding areas.

d. Provision for future public education and recreation facilities, transportation, water supply, sewage disposal, surface drainage, flood control and soil conservation as shown in the preliminary development plan.

e. The nature, intent and compatibility of common open space, including the proposed method for the maintenance and conservation of the common open space.

f. The feasibility and compatibility of the specified stages or phases contained in the preliminary development plan to exist as an independent development.

g. The availability and adequacy of primary streets and thoroughfares to support traffic to be generated within the proposed planned unit development and the surrounding area.

h. The availability and adequacy of water and sewer service to support the proposed planned unit development.

i. The benefits within the proposed development and to the general public to justify the requested departure from standard land use requirements inherent in a planned unit development classification.

j. The conformity, compatibility and consistency of the planned unit development with the comprehensive plan of the city.

k. The conformity and compatibility of the proposed common open space, residential and nonresidential uses within the proposed planned unit development.

l. Architectural characteristics of proposed residential and nonresidential development.

m. A listing of the specific types of nonresidential uses to be allowed.

(6) *Review by city commission.* Upon receiving the recommendation of the planning and zoning board, the city commission shall, at a regularly scheduled public meeting, review the recommendation and preliminary development plan and either approve, approve subject to conditions and modifications, or disapprove the preliminary development plan application. Approval of the preliminary development plan includes preliminary approval of the PUD zoning. The decision of the city commission shall be based upon a consideration of the facts specified as review criteria for the planning and zoning board.

(7) *Recordation of preliminary application.* If the preliminary development plan application is approved by the city commission, a copy of the application and required exhibits shall be certified by the city clerk and signed by the mayor, and the certified copy shall be filed with the city clerk as a permanent record.

Sec. 118-834. Preliminary plat.

(a) Procedures for preliminary plat submission will comply with chapter 110 pertaining to subdivisions.

(b) Additional information on the preliminary plat should include the following for the

residential or urban village planned unit development or the portion thereof which is the subject of the preliminary plat:

(1) The proposed residential use other than single-family.

(2) The proposed location of the residential use and nonresidential use.

(3) Acreage in each of the residential and nonresidential use areas.

(4) Phasing or development schedule.

(5) Number of units, both total and by type, and square footage of total nonresidential uses and by type.

(6) The proposed method of maintenance of the storm drainage system.

(c) A topographical map shall be submitted with the preliminary development plan. The topographical map shall be drawn at a scale of not less than 100 feet to one inch by a registered professional engineer or registered land surveyor showing the following:

(1) The location of existing property lines, streets, buildings, watercourses, transmission lines, sewers, bridges, culverts and drain pipes, water mains, city limit lines and all public utility easements and rights of ways.

(2) Wooded areas, marshes and any other physical conditions affecting the site.

(d) Engineering drawings and specifications of the following proposed utility system improvements must be presented to the city engineer no less than 30 days prior to commencement of construction of such improvements. Further, the improvements must be constructed and approved by the city engineer prior to presenting the final development plan to the planning and zoning board, unless an acceptable developer's agreement and bond are provided to the city by the developer in accordance with the requirements of this Code. Engineering drawings must include the following:

(1) Potable water.

(2) Sanitary sewer.

(3) Storm sewer.

(4) Reclaimed water

(5) Sidewalks and bicycle paths.

(6) Streets.

(7) Lot grading plan.

(8) Drainage.

(9) Lighting.

Sec. 118-835. Final development plan.

(a) *Time limits for submission*. Unless otherwise specified by the residential or urban village planned unit development zoning ordinance, the developer shall have three years from the adoption date of the PUD zoning ordinance in which to:

(1) File and obtain approval of a final plat of a residential or urban village planned unit development, or any portion thereof; or

(2) File and obtain approval of a final development plan of a residential or urban village planned unit development, or a portion thereof and commence construction contemplated by such plan. Site clearing and tree removal activities do not constitute commencement of construction for the purposes of this subsection.

Residential planned unit developments adopted prior to September 30, 2009 are hereby granted an extension to allow three years from September 30, 2009 in order to satisfy the conditions under section (1) or (2) above.

(b) *Site plan.* A site plan must be presented in accordance with division 2 of article II of this chapter.

(c) *Plat.* A plat must be presented which complies with chapter 110.

(d) *Additional exhibits.* Additional exhibits required for the final development plan may include the following:

(1) *Development schedule.* The development schedule shall contain the following information for the urban village planned unit development or the portion thereof which is the subject of the final development plan:

a. The order of construction of the proposed stages or phases delineated in the development plan.

b. The proposed date for the beginning of construction on the stages or phases.

c. The proposed date for the completion of the stages or phases.

d. The proposed schedule for the construction and improvement of common open space within the stages or phases, including any complementary buildings.

(2) *Deed restriction.* Deed restriction proposals to preserve the character and purpose of the common open space. The deed restrictions shall include, among other provisions a prohibition against partition by any residential property owner.

(3) *Association or nonprofit corporation.* If the developer elects this method of administering common open space, the proposed bylaws of the association, articles of incorporation and other controlling documents shall be submitted for approval by the city attorney.

(4) *Instruments.* Instruments dedicating all rights-of-way, easements and other public lands shown on the final development plan from all persons and entities having any interest in the land and instruments indicating that all necessary off-site easements or dedications have been acquired. In lieu of originals, certified copies of the relevant documents will be accepted if the recording information from the public records of the county is included thereon.

(5) *Bill of sale.* A bill of sale, conveying to the city water and sewer utility lines, mains, lift stations, and other improvements required to be installed by this Code.

(6) *Title opinion.* A title opinion from an attorney showing the status of the title to the site encompassed by the final development plan and all liens, taxes, encumbrances, easements, agreements, and other documents affecting title.

(7) *Tax receipts.* Paid receipts from the city and county indicating taxes and required fees have been paid in full up to and including the current period.

(e) *Procedure.*

(1) A fee established by the city commission shall accompany the final development plan application for the purpose of administration.

(2) The city engineer and the city planner shall recommend the approval, approval subject to conditions and modifications, or disapproval of the final development plan application based upon the conformity of the final development plan with the preliminary development plan, sufficiency and accurateness of the required exhibits, and the requirements and purposes of this division and ordinances and regulations of the city.

(3) The planning and zoning board and the city commission shall review these recommendations at regular public meetings and shall approve, approve subject to conditions and modifications, or deny the final development plan application.

(f) *Recording of final development plan.*

(1) After approval of the city commission of the final development plan application, it shall be recorded in the public records of the county. No final development plan of a planned unit development, or any portion thereof, within the city shall be recorded unless it shall have the approval of the city commission inscribed thereon.

(2) The transfer of, sale of, agreement to sell, or negotiation to sell land by reference to or exhibition of or other use of a final development plan of a planned unit development or portion thereof that has not been given final approval by the city commission and recorded in the official records of the county is prohibited. The description by metes and bounds in the instrument of transfer or other documents shall not exempt the transaction from such documents.

Sec. 118-836. Physical review.

The city shall have the right to evaluate the physical layout, architectural characteristics, and amenities of the planned unit development and to require changes or modifications designed to create compatibility and conformity in the variety of uses within the development to ensure, protect and promote the health, safety and general welfare of the property owners of the planned unit development and the residents of the city.

Sec. 118-837. Building permit.

No building permit shall be issued by the city until the final development plan has been approved

and duly recorded as provided in this division.

Sec. 118-838. Enforcement.

In addition to any other method of enforcement, the city shall have the power to enforce this division by a suit in equity.

Secs. 118-839—118-855. Reserved

DIVISION 2. RESIDENTIAL PLANNED UNIT DEVELOPMENTS

~~**Subdivision II. Administration***~~

~~***Cross references:** Administration, ch. 2.~~

~~**Sec. 118-886. Summary of steps for receiving final approval.**~~

~~Four steps are generally required to obtain final approval for a residential planned unit development:~~

~~(1) Preliminary conference;~~

~~(2) Preliminary development plan submission and application for zoning request;~~

~~(3) Preliminary plat submission, which may be omitted if the phase is not platted; and~~

~~(4) Final development plan submission (if platted, the final plat; if not platted, a site plan with engineering drawings listed in subsection 118-889(e)).~~

~~(Code 1988, § 24-45(g))~~

~~**Sec. 118-887. Preliminary conference.**~~

~~The preliminary conference for a residential planned unit development includes the following:~~

~~(1) City planner, city engineer.~~

~~(2) Building official and fire marshal.~~

~~(3) Public works director and utilities director.~~

~~(4) Developer.~~

~~(Code 1988, § 24-45(g)(1))~~

~~**Sec. 118-888. Preliminary development plan application.**~~

~~(a) For a residential planned unit development, a preliminary plan along with a zoning application shall be submitted to the city clerk by the developer requesting approval of the site as a PUD. The preliminary plan and application shall contain the name of the~~

~~developer and the architect, surveyor or engineer who prepared the development plan.~~

~~(b) The following shall be included with the preliminary application:~~

~~(1) Proposed name or title of the project; the name of the surveyor, engineer, architect, and developer.~~

~~(2) North arrow, scale of one inch equals 200 feet or larger, date and legal description of the proposed site.~~

~~(3) Boundaries of the tract shown with bearings, distances, closures and bulkhead lines. All existing easements, section lines and property lines, all existing streets and physical features in and adjoining the project, and the existing zoning.~~

~~(4) Names and locations of adjoining developments and subdivisions.~~

~~(5) Proposed parks, school sites, and other public and private open space.~~

~~(6) Vehicular and pedestrian circulation systems.~~

~~(7) Site data including tabulation of the total number of gross acres in the project, the acreage to be devoted to each of the several types of primary residential and secondary nonresidential uses, and the total number of dwelling units.~~

~~(8) Proposed common open space, including the proposed improvements and any complementary structures and the tabulation of the percent of the total area devoted to common open space. Areas qualifying for common open space shall be specifically designated on the site plan.~~

~~(9) Delineation of specific areas designated as a proposed stage.~~

~~(10) General statement indicating proposed means of drainage for the site to ensure conformity with natural drainage within the area or with the drainage plan established within the vicinity.~~

~~(11) General location within the site of each primary residential use, secondary nonresidential use, and the proposed amount of land to be devoted to individual ownership.~~

~~(12) The proposed method of dedication and administration of proposed common open space.~~

~~(13) Vicinity map.~~

~~(c) Submittal requirements and procedures are as follows:~~

~~(1) *Time limits.* The PUD zoning application and preliminary development plan shall be submitted to the city clerk at least 30 days prior to any scheduled meetings of the planning and zoning board.~~

~~(2) *Prints required.* The application shall include the required number of black- or blue-line prints of the development plan and a reproducible copy.~~

~~(3) *Certified survey*. Two copies of a certified survey must also accompany the application.~~

~~(4) *Application review*. The preliminary development plan shall be reviewed formally by the city engineer and the city planner and any other city division or department as necessary to determine the feasibility and suitability of the plan prior to the submission of the PUD zoning application to the planning and zoning board. The planning and zoning board shall then review the preliminary development plan to determine its conformity with the official plans and policies of the city and the requirements of this division. Upon completion of its review, the planning and zoning board shall recommend to the city commission the approval, approval subject to conditions, or disapproval of the preliminary development plan application and the PUD zoning.~~

~~(5) *Review criteria*. The decision of the planning and zoning board on the preliminary development plan application shall include the findings of fact that serve as a basis for its recommendation. In making its recommendation, the planning and zoning board shall consider the following facts:~~

~~a. The degree of departure of the proposed planned unit development from surrounding residential areas in terms of character and density.~~

~~b. Compatibility within the planned unit development and the relationship with surrounding neighborhoods.~~

~~c. Prevention of erosion and degrading of the surrounding area.~~

~~d. Provision for future public education and recreation facilities, transportation, water supply, sewage disposal, surface drainage, flood control and soil conservation as shown in the preliminary development plan.~~

~~e. The nature, intent and compatibility of common open space, including the proposed method for the maintenance and conservation of the common open space.~~

~~f. The feasibility and compatibility of the specified stages contained in the preliminary development plan to exist as an independent development.~~

~~g. The availability and adequacy of primary streets and thoroughfares to support traffic to be generated within the proposed planned unit development and the surrounding area.~~

~~h. The availability and adequacy of water and sewer service to support the proposed planned unit development.~~

~~i. The benefits within the proposed development and to the general public to justify the requested departure from standard land use requirements inherent in a planned unit development classification.~~

~~j. The conformity and compatibility of the planned unit development with the comprehensive plan of the city.~~

~~k. The conformity and compatibility of the proposed common open space, primary residential and secondary nonresidential uses within the proposed planned unit development.~~

~~l. Architectural characteristics of proposed nonresidential development when available.~~

~~m. A listing of the specific types of secondary nonresidential or commercial uses to be allowed.~~

~~(6) *Review by city commission.* Upon receiving the recommendation of the planning and zoning board, the city commission shall, at a regularly scheduled public meeting, review the recommendation and preliminary development plan and either approve, approve subject to conditions, or disapprove the preliminary development plan application. Approval of the preliminary development plan includes the approval of the PUD zoning. The decision of the city commission shall be based upon a consideration of the facts specified as review criteria for the planning and zoning board.~~

~~(7) *Recordation of preliminary application.* If the preliminary development plan application is approved by the city commission, a copy of the application and required exhibits shall be certified by the city clerk and signed by the mayor, and the certified copy shall be filed with the city clerk as a permanent record.~~

~~(Code 1988, § 24-45(g)(2))~~

~~Sec. 118-889. Preliminary plat.~~

~~(a) For a residential planned unit development, or any portion thereof, the preliminary plat may be omitted if the parcel, or applicable portion thereof, is not to be platted.~~

~~(b) The developer may request plat approval of the entire PUD or any portion thereof (a minimum of 20 acres).~~

~~(c) Procedures for preliminary plat submission will comply with chapter 110 pertaining to subdivisions.~~

~~(d) Additional information on the preliminary plat should include the following for the residential planned unit development or the portion thereof which is the subject of the preliminary plat:~~

~~(1) The proposed residential use other than single-family.~~

~~(2) The proposed location of the primary residential use and secondary nonresidential use.~~

~~(3) Acreage in each of the primary residential and secondary nonresidential uses.~~

~~(4) Phasing or development schedule.~~

~~(5) Number of units, both total and by type.~~

~~(6) The proposed method of maintenance of the storm drainage system.~~

~~(e) A topographic data map may be submitted with the preliminary development plan if the property is not to be platted. The topographic data map shall be drawn at a scale of not less than 100 feet to one inch by a registered professional engineer or registered land surveyor showing the following:~~

~~(1) The location of existing property lines, streets, buildings, watercourses, transmission lines, sewers, bridges, culverts and drain pipes, water mains, city limit lines and any public utility easements.~~

~~(2) Wooded areas, marshes and any other physical conditions affecting the site.~~

~~(f) Engineering drawings of the following proposed utility system improvements must be presented to the city engineer no less than 30 days prior to commencement of construction of such improvements. Further, the improvements must be constructed and approved by the city engineer prior to presenting the final development plan to the planning and zoning board, unless an acceptable developer's agreement and bond are provided to the city by the developer in accordance with the requirements of this Code. Engineering drawings must include the following:~~

~~(1) Water.~~

~~(2) Sanitary sewer.~~

~~(3) Storm sewer.~~

~~(4) Sidewalks and bicycle paths.~~

~~(5) Streets.~~

~~(6) Lot grading plan.~~

~~(7) Drainage.~~

~~(Code 1988, § 24-45(g)(3); Ord. No. 09-19, § 7, 10-8-09)~~

~~Sec. 118-890. Final development plan.~~

~~(a) *Time limits for submission.* Unless otherwise specified by the PUD zoning ordinance, the developer shall have three years from the adoption date of the PUD zoning ordinance in which to:~~

~~i. File and obtain approval of a final plat of a residential planned unit development, or any portion thereof; or~~

~~ii. File and obtain approval of a final development plan of a residential planned unit development, or a portion thereof and commence construction contemplated by such plan. Site clearing and tree removal activities do not constitute commencement of construction for the purposes of this subsection.~~

~~Residential planned unit developments adopted prior to September 30, 2009 are hereby granted an extension to allow three years from September 30, 2009 in order to satisfy the conditions under subsection i. or ii. above.~~

~~(b) *Site plan.* If not platted, a site plan must be presented in accordance with division 2 of article II of this chapter.~~

~~(c) *Plat.* If platted a plat must be presented which complies with chapter 110.~~

~~(d) *Additional exhibits.* Additional exhibits required for the final development plan may include the following:~~

~~(1) *Development schedule.* The development schedule shall contain the following information for the residential planned unit development or the portion thereof which is the subject of the final development plan:~~

~~a. The order of construction of the proposed stages delineated in the development plan.~~

~~b. The proposed date for the beginning of construction on the stages.~~

~~c. The proposed date for the completion of the stages.~~

~~d. The proposed schedule for the construction and improvement of common open space within the stages, including any complementary buildings.~~

~~(2) *Deed restriction.* Deed restriction proposals to preserve the character of the common open space. The deed restrictions shall include a prohibition against partition by any residential property owner.~~

~~(3) *Association or nonprofit corporation.* If the developer elects this method of administering common open space, the proposed bylaws of the association or the certificate of incorporation and the corporate bylaws of the nonprofit corporation shall be submitted for approval by the city attorney.~~

~~(4) *Instruments.* Instruments dedicating all rights-of-way, easements and other public lands shown on the final development plan from all persons having any interest in the land and instruments indicating that all necessary off-site easements or dedications have been acquired. In lieu of originals, certified true copies will be accepted if the recording information from the public records of the county is included thereon.~~

~~(5) *Bill of sale.* A bill of sale, conveying to the city water and sewer utility lines, mains, lift stations, and other personal property required to be installed by this Code.~~

~~(6) *Title opinion.* A title opinion from an attorney showing the status of the title to the site encompassed by the final development plan and all liens, encumbrances and defects, if any.~~

~~(7) *Tax receipts.* Paid receipts from the city and county indicating taxes have been paid in full up to and including the current period.~~

~~(e) *Procedure.*~~

~~(1) A fee established by the city commission shall accompany the final~~

~~development plan application for the purpose of administration.~~

~~(2) The city engineer and the city planner shall recommend the approval, approval subject to conditions, or disapproval of the final development plan application based upon the conformity of the final development plan with the preliminary development plan, sufficiency and accurateness of the required exhibits, and the requirements and purposes of this division and ordinances and regulations of the city.~~

~~(3) The planning and zoning board and the city commission shall review these recommendations at regular public meetings and shall approve, approve subject to conditions, or deny the final development plan application.~~

~~(f) *Recording of final development plan.*~~

~~(1) After approval of the city commission of the final development plan application, it shall be recorded in the public records of the county. No final development plan of a planned unit development, or any portion thereof, within the city shall be recorded unless it shall have the approval of the city commission inscribed thereon.~~

~~(2) The transfer of, sale of, agreement to sell, or negotiation to sell land by reference to or exhibition of or other use of a final development plan of a planned unit development or portion thereof that has not been given final approval by the city commission and recorded in the official records of the county is prohibited. The description by metes and bounds in the instrument of transfer or other documents shall not exempt the transaction from such documents.~~

~~(Code 1988, § 24-45(g)(4); Ord. No. 09-19, § 2, 10-8-09)~~

~~Sec. 118-891. Physical review.~~

~~The city shall have the right to evaluate the physical layout, architectural characteristics, and amenities of the residential planned unit development and to require changes or modifications designed to create compatibility and conformity in the variety of uses within the development to ensure, protect and promote the health, safety and general welfare of the property owners of the planned unit development and the residents of the city.~~

~~(Code 1988, § 24-45(h))~~

~~Sec. 118-892. Building permit.~~

~~No building permit shall be issued by the city until the final development plan has been approved and duly recorded as provided in this division.~~

~~(Code 1988, § 24-45(i))~~

~~Sec. 118-893. Reserved.~~

~~**Editor's note:** Ord. No. 09-19, § 3, adopted October 8, 2009, repealed § 118-893, which pertained to termination of PUD zone and derived from § 24-45(j) of the 1988 Code.~~

~~**Sec. 118-894. Enforcement.**~~

~~In addition to any other method of enforcement, the city shall have the power to enforce this division by an appropriate suit in equity.~~

~~(Code 1988, § 24-45(k))~~

~~Secs. 118-895 – 118-920. Reserved~~

Secs. 118-886--118-920. Reserved.

~~**Subdivision III. Land Use Regulations**~~

Subdivision II. Land Use Regulations

DIVISION 4. URBAN VILLAGE PLANNED UNIT DEVELOPMENT (UVPUD)

Subdivision I. In General

Sec. 118-1063. Intent/description/design features.

(a) Development within the urban village planned unit development shall be designed based on an urban development pattern which encourages the formation of a suburban village. All development within the boundaries of the urban village planned unit development shall follow the design principles of:

(1) creating a series of walkable residential neighborhoods;

(2) developing an integrated park and trail system to facilitate pedestrian travel and recreation;

(3) developing a comprehensive network of roads and traffic calming solutions to complement and support the existing Marsh Road infrastructure;

(4) establishing connectivity to natural systems while preserving wetlands and other natural resources and protecting water quality and quantity;

(5) creating a mixed-use character through the integration of a diversity of uses; and

(6) creating a focus center within the urban village.

(b) The urban village planned unit development shall provide a compact integrated development pattern with a park or central feature located within a ¼ mile walking distance of the majority of residences in each neighborhood.

(c) To ensure adequate housing diversity, each urban village planned unit development shall contain a variety of housing types which may include both attached and detached housing product with ownership and rental opportunities.

(d) The street network shall be designed to create a hierarchy of interconnected streets and traffic calming solutions to allow travel through and between neighborhoods and beyond the urban village planned unit development. Roadway cross sections shall be designed to accommodate multiple modes of transportation.

(e) Emphasis shall be placed on pedestrian and bike paths and shall be incorporated in street cross sections and open spaces.

(f) The standards and procedures of the urban village planned unit development are intended to promote flexibility of design and to permit planned diversification and integration of uses and structures, while retaining in the city commission the absolute authority to establish such limitations and regulations as it deems necessary to protect and promote the public health, safety and general welfare.

Sec. 118-1064. Definitions.

The following words, terms and phrases, when used in this division, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Common open space: a parcel of land or a combination of land and water within the site designated as a planned unit development, and designed and intended for the use or enjoyment of residents of the planned unit development. All common open space shall be improved to the extent necessary to complement the residential uses and may contain compatible and complementary structures for the benefit and enjoyment of the residents of the planned unit development.

Developer: a person, firm, association, syndicate, partnership or corporation who owns land which is developed or proposed to be developed into a planned unit development and who is actually involved in the construction and creation of a planned unit development.

Development plan: the total site plan of a planned unit development drawn in conformity with the requirements of this division. The development plan shall specify and clearly illustrate the location, relationship, design, nature and character of all primary and secondary uses, public and private easements, structures, parking areas, public and private roads, and common open space.

Development schedule: a comprehensive statement showing the type and extent of development to be completed within the various practicable time limits and the order in which development is to be undertaken. A development schedule shall contain an exact description of the specific buildings, facilities, common open space, and other improvements to be developed at the end of each time period.

Final development plan: the development plan approved by the city commission and recorded

with the clerk of the circuit court of the county according to this division.

Final development plan application: the application for approval of the final development plan and for approval of the required exhibits as specified in this division.

Planned unit development or PUD: an area of land developed as a single entity, or in approved stages or phases in conformity with a final development plan by a developer or group of developers acting jointly, which is totally planned to provide for a variety of residential and compatible uses and common open space.

Preliminary development plan: means the development plan approved by the city commission and filed with approval of the city for a planned unit development zone.

Preliminary development plan application: the application for approval of the use of a site as a planned unit development and for approval of the required exhibits as specified in this division.

Residential clustering: the grouping of residential structures on a portion of the available land, reserving a significant amount of the site as protected open space.

Site: means the actual physical area to be developed as a planned unit development, including the natural and created characteristics of the area.

Stage or phase: means a specified portion of the planned unit development that may be developed as an independent entity. It must be delineated in the preliminary development plan, defined in the final development plan, and specified within the development schedule.

Village center: that portion of the urban village which allows retail and commercial uses. Residential uses may also be located here.

Zero lot line: means a residential development of single-family detached dwelling units in which each dwelling unit abuts one side lot line with no two dwelling units abutting a common side lot line, and the maximum height of units in the development is 30 feet.

Sec.118.1065. General requirements.

(a) The urban village planned unit development shall be located in the urban village future land use designation as defined in the city's comprehensive plan, or in such other areas as determined by City Commission.

(b) All development proposals within an urban village planned unit development will be evaluated for consistency with the requirements and/or guidelines of the Sixth Amendment to the Restated Interlocal Agreement for Joint Planning Area between Orange county and the City of Winter Garden (Dated January 24, 2007) as approved by the City Commission.

(c) All development within the urban village planned unit development shall comply with the Wekiva Parkway and Protection Act, and shall meet or exceed the standards of the Resource Protection Overlay as established by the City's Comprehensive Plan. In the event of a conflict or conflicts between the Urban Village Planned Unit Development zoning district and the Resource Protection Overlay, the Resource Protection Overlay shall control to the extent such conflict exists.

(d) Maximum density in the urban village planned unit development for any neighborhood shall be four dwelling units per gross acre except in the village center where the density may be up

to 12 dwelling units per gross acre. However, certain neighborhoods may use residential clustering while maintaining the overall maximum density for the neighborhood. Maximum intensity for non residential development is 0.3 floor area ratio.

(e) Stormwater facilities within the urban village residential planned unit development shall generally be designed as amenities and low impact design (LID) techniques will be used where practical.

(f) New development shall connect to City utilities, potable water, sanitary sewer, and reclaimed water when available.

(g) Residential and nonresidential uses are allowed in the village center and may occupy the same building where nonresidential occupies the first floor with residential on the upper floors.

(h) Accessory dwelling units, not to exceed 850 square feet, above garages shall be allowed for a maximum of 75% of the residential units for the urban village planned unit development. These additional accessory units shall not be counted towards the density.

(i) If needed and in coordination with the school board, adequate school capacity will be satisfied for all urban village planned unit developments through school concurrency.

Sec. 118-1066. Permitted uses.

Uses permitted in the urban village residential planned unit development may include and shall be limited to the following:

(1) *Primary residential uses.* Primary residential uses permitted are single-family detached and multifamily residential dwelling units, including apartments, in semidetached, attached, and multistoried structures.

(2) *Nonresidential uses.* Nonresidential uses include religious, public or semipublic uses, cultural, recreational, retail, schools, personal service, offices and professional centers providing services to residents of the urban village planned unit development and to residents of surrounding properties. The nonresidential uses shall be compatible the primary residential use. No building devoted primarily to a commercial use shall be built or established prior to the primary residential buildings or uses it is designed or intended to serve. These uses shall be located in the village center.

Sec. 118-1067. Unified ownership or control.

For an urban village planned unit development, unified ownership or control is not required. An urban village planned unit development can be made up of numerous property owners. However, parcels that do not contain non-residential uses must have direct pedestrian and vehicular access to the village center and other commercial and institutional areas.

Sec. 118-1068. Common open space.

(a) All common open spaces in urban village planned unit developments shall be preserved for

their intended purpose as expressed in the final development plan. The developer shall choose one of the following methods of administering common open space:

(1) Public dedication to the city of the common open space. This method is subject to formal acceptance by the city and in its sole discretion.

(2) Establishment of an association or nonprofit corporation or entity which must include all individuals, corporations and entities owning property within the planned unit development to ensure the maintenance of all common open space.

(b) All privately owned common open space shall continue to conform to its intended purpose and remain as expressed in the final development plan through its inclusion in all deeds with appropriate restrictions to ensure that the common open space is permanently preserved. The deed restrictions shall run with the land and shall be for the benefit of present as well as future property owners and shall contain a prohibition against partition.

(c) All common open space and recreational facilities shall be specifically included in the development schedule and shall be constructed and fully improved by the developer at an equivalent or greater rate than the construction of residential structures.

(d) If the developer elects to administer common open space through an association or nonprofit corporation or other entity, the organization shall conform to the following requirements:

(1) The developer must establish the association or nonprofit corporation prior to the sale or transfer of any lots.

(2) Membership in the association or nonprofit corporation or other entity shall be mandatory for all property owners within the planned unit development.

(3) The association or nonprofit corporation or other entity shall manage all common open space and recreational and cultural facilities that are not dedicated to the City or public; shall provide for the maintenance, administration and operation of the land and improvements and any other land and improvements within the planned unit development not publicly or privately owned; and shall secure adequate liability insurance on the land and improvements.

(4) If the developer elects an association or nonprofit corporation or other entity as a method of administering common open space, the title to all property owners in the planned unit development shall include undivided rights and obligations in all common open space.

(5) Association documents shall be reviewed and approved by the city.

Secs. 118-1069—118-1079. Reserved

Subdivision II. Land Use Regulations

Sec. 118-1080. Minimum size; dwelling units.

(a) There are no minimum acreage requirements for the urban village planned unit development zoning.

Sec. 118-1081. Maximum development.

The average density permitted in each planned unit development shall be established by the city commission upon recommendation of the planning and zoning board. Maximum density in the urban village planned unit development shall be four dwelling units per gross acre except in the village center where the density may be up to 12 dwelling units per acre. Maximum intensity for non residential development is 0.3 floor area ratio.

Sec. 118-1082. Minimum common recreation and open space.

(a) For the urban village planned unit development, all new development and redevelopment shall be subject to the Resource Protection Overlay and Wekiva Study Area Open Space standards and requirements as follows:

(1) Minimum open space shall be 25% for both residential and non residential development, all open space shall consist of Wekiva Study Area Open Space. Wekiva Study Area Open space shall be preserved through the use of conservation easements, deed restriction, plats and/or dedication to the appropriate governmental agency, environmental association or homeowners association as required by the City. Open space shall be connected to the greatest extent possible on-site and to natural areas and open space within adjacent property or corridors.

(2) Wekiva Study Area Open space shall be defined as land area within the Resource Protection Overlay that remains undisturbed or minimally disturbed such as trails and boardwalks, as part of a natural resource preserve or passive recreation area and shall include land preserved for Conservation purposes. Wekive Study Area Open Space may include dry retention, passive recreation, school playgrounds and buffers. Up to fifty percent (50%) of the Wekiva Study Area Open Space requirement may be met with dry stormwater retention areas. None of the 25% WSA Open Space may be chemically treated with pesticides or fertilizers; provided, however, a development that creates sensitive natural habitat may be allowed limited use of pesticides and fertilizers to establish sensitive natural habitat. Wekiva Study Area Open Space shall not include setback areas, private yards, street right of way, parking lots, impervious surfaces or active recreation areas.

(b) Common recreation space shall be provided to the extent necessary to complement the residential uses and may contain compatible and complementary structures for the benefit and enjoyment of the residents of the PUD. Drainage ditches, if allowed by the city commission, parking areas, road rights-of-way and minimum yards and spacing between dwelling units may not be included in determining usable recreation space. Water areas including wet bottom retention, dry retention, and wetland areas which are aesthetically and functionally designed for active or passive recreational use may be considered to partially fulfill recreation requirements. In no case, however, shall there be less than five percent of the total developable land area set aside for active, dry-land recreational use.

Sec. 118-1083. Minimum lot area, frontage and setbacks.

(a) No minimum lot size shall be required within the urban village planned unit development district, however residential areas within an urban village planned unit development must provide a mixture of lot sizes.

(b) Each dwelling unit or other permitted use shall have access to a public street either directly or indirectly via a private road or other area dedicated to public or private use guaranteeing access. Permitted uses are not required to front on a publicly dedicated road. The city shall be allowed access on privately owned roads, easements and common open space.

(c) The minimum distance between structures and side yards shall be as follows:

(1) For single-family platted lots, side yard requirements shall be as follows:

a. For lot width less than 70 feet: five feet.

b. For lot width 70 feet to 84 feet: 7 1/2 feet.

c. For lot width greater than 84 feet: ten feet.

d. For zero lot line single-family detached development: ten feet.

(2) For townhouses, unplatted residential development, commercial development, and all development other than single-family platted lots, the distance between structures shall be as follows:

a. Between structures of 20 feet in height or less: 15 feet.

b. Between structures of 20 and 30 feet in height: 20 feet.

c. Between structures of 30 feet and 40 feet in height: 25 feet.

d. Between structures over 40 feet in height: 40 feet, plus five feet for each additional ten feet of height or fraction thereof over 40 feet.

e. Between structures of varying heights, the larger distance separation shall be required.

(d) A minimum 25-foot yard shall be required from the nearest part of any building wall to the edge of any public right-of-way or private street, and all structures shall have a minimum 20-foot rear yard. A minimum 25-foot yard shall be maintained between the walls of all structures and the perimeter of the PUD. Additional perimeter yard requirements for multistory buildings shall be figured at five additional feet for each ten feet of height over the first story.

(e) Maximum height shall be 50 feet unless approved by special exception by the city commission in addition to a finding by the city commission that height in excess of 50 feet will be compatible with adjacent uses and will substantially further the health, safety or general welfare of the citizens of the city.

(f) Accessory buildings or structures may only be placed in the rear yard according to the requirements of this chapter.

(g) Building setbacks from water areas and lakes shall be 30 feet from the normal high water line.

Sec. 118-1084. Maximum length of structure.

The maximum length of a structure in the urban village planned unit development is 200 feet. Units constructed under the zero lot line concept with common walls shall be considered as one structure and shall not exceed 200 feet.

Sec. 118-1085. Minimum floor area per unit.

In a residential planned unit development, the minimum floor area per unit shall be as follows:

(1) Single family dwellings, 1,000 square feet.

(2) Multifamily dwellings including townhouses:

a. Efficiency, 450 square feet.

b. One bedroom, 550 square feet.

c. Two bedrooms, 650 square feet.

d. Three bedrooms, 800 square feet.

Sec. 118-1086. Off-street parking.

All uses in the urban village planned unit development shall meet the city's parking and landscaping requirements.

Sec. 118-1087. Underground utilities.

Within the residential planned unit development, all utilities including telephone, television cable and electrical systems shall be installed underground unless physical and technical conditions require aboveground installation. Primary facilities providing service to the site of the PUD may be exempted from this section. Large transformers shall be placed on the ground, and such transformers and all utilities not installed underground shall be contained within landscaped enclosures or vaults. Any required substations shall be screened by walls resembling a structure which is compatible with the design of the PUD.

Sec. 118-1088. Development standards.

For the urban village planned unit development, the minimum construction requirements for streets or roads, sidewalks, sewer and water facilities, drainage and all utilities shall be in compliance with the requirements of chapter 78, chapter 110 and the manual in appendix A to this Code.

Secs. 118- 1089--118-1100. Reserved.

SECTION 4. CONTROL. In the event of a conflict or conflicts between this Ordinance and other Ordinances, this Ordinance shall control to the extent such conflict exists.

SECTION 5. SEVERABILITY. If any portion of this Ordinance is determined to be void, unconstitutional, or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall remain in full force and effect.

SECTION 6. CODIFICATION. This Ordinance shall be codified and made a part of the City of Winter Garden Code of Ordinances; the Sections of this Ordinance may be renumbered or relettered to accomplish such intention; and the word *"Ordinance"* may be changed to *"Section", "Article",* or other appropriate word.

SECTION 7. EFFECTIVE DATE. This Ordinance shall become effective upon approval of the City Commission at its second reading.

READ FIRST TIME AND PUBLIC HEARING HELD: _____, 2011.

READ SECOND TIME AND PUBLIC HEARING HELD: _____, 2012.

APPROVED:

_____
JOHN REES, Mayor/Commissioner

ATTEST:

_____
KATHY GOLDEN, City Clerk

THE CITY OF WINTER GARDEN

CITY COMMISSION AGENDA ITEM

From: Ed Williams, Community Development Director

Via: City Manager Mike Bollhoefer

Date: **November 28, 2011** **Meeting Date: December 8, 2011**

Subject: Rezoning
720 Roper Road (7.497+/- ACRES)
PARCEL ID # 35-22-27-0000-00-01

Issue: Applicant is requesting to rezone 7.497± acres of land. The subject property is located within the City of Winter Garden municipal limits, and carries the zoning designation R-1 (Single-Family Residential District) in the City of Winter Garden. The subject property is designated Low Density Residential on the Future Land Use Map of the Comprehensive Plan.

Discussion:

City Staff recommend approval of the proposed Ordinance. Rezoning the subject property from City R-1 to City PUD is not inconsistent with the Future Land Use Map of the City's Comprehensive Plan. Further, the adjacent property owners should not be negatively impacted as the surrounding properties are developed planned unit developments or agricultural uses. (See attached Staff Report)

Recommended Action:

Staff recommends approval of the second reading and adoption of Ordinance 11-36, (Rezoning of 7.497± acres located at 720 Roper Road from City R-1 to City PUD.

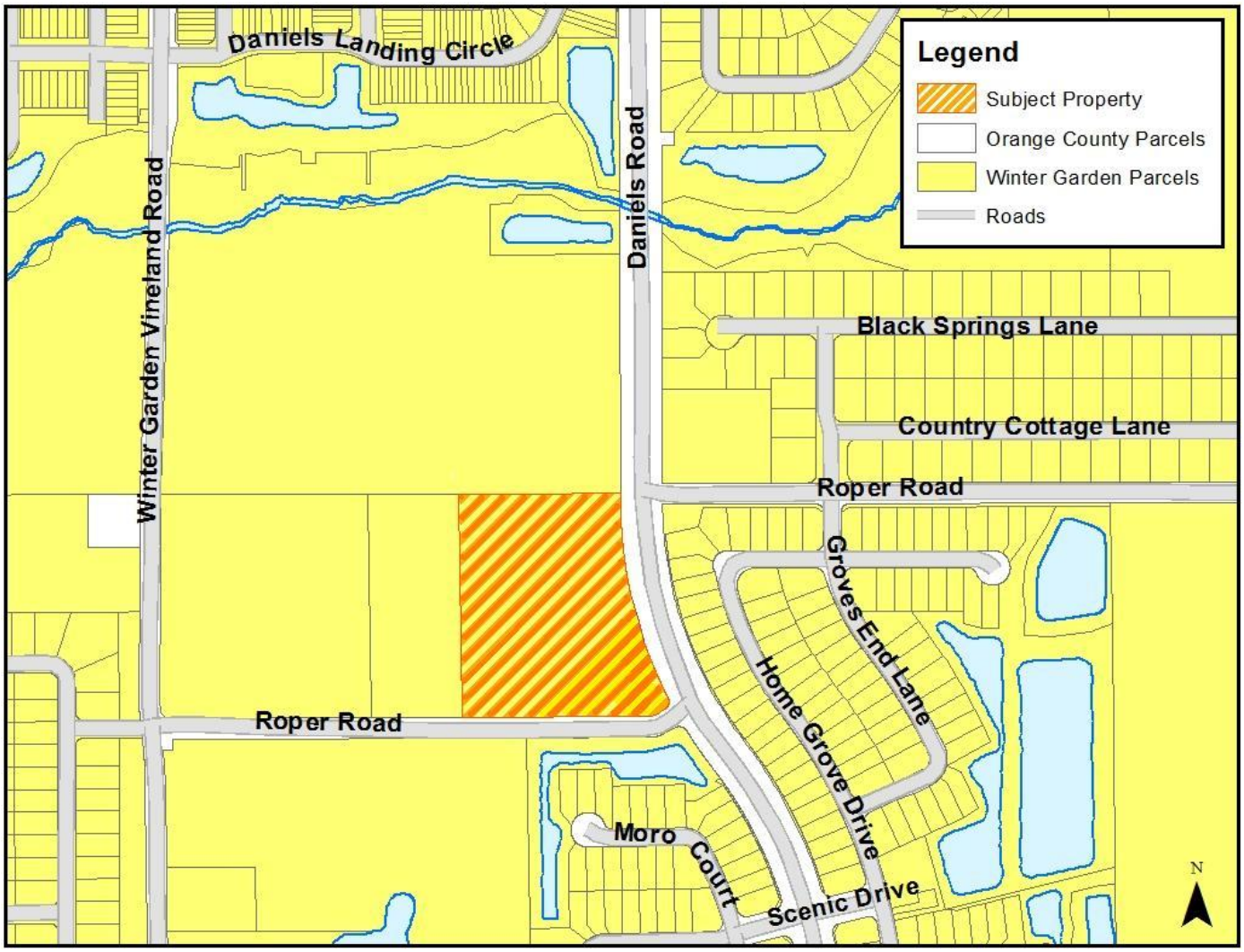
Attachments/References:

Location Map
Ordinance 11-36
Staff Report
PUD Plan

LOCATION MAP

Ordinance 11-36

720 Roper Road - 7.497 +/- Acres
Serenades by Sonata – PUD



ORDINANCE 11-36

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, REZONING APPROXIMATELY 7.497 ± ACRES OF CERTAIN REAL PROPERTY GENERALLY LOCATED ON THE NORTHWEST CORNER OF ROPER ROAD AND DANIELS ROAD, FROM CITY R-1 TO CITY PUD; PROVIDING FOR CERTAIN PUD REQUIREMENTS; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE. (Serenades By Sonata PUD)

WHEREAS, the owner(s) of real property generally described as approximately 7.497 ± acres of certain real property generally located on the northwest corner of Roper Road and Daniels Road in Winter Garden, Florida, being more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference (the "Property"), desire to rezone their property from City R-1 to City PUD, and

WHEREAS, after public notice and due consideration of public comment, the City Commission of the City of Winter Garden hereby finds and declares the adoption of this Ordinance and the proposed development of the Property is consistent with the City of Winter Garden Comprehensive Plan, and the City of Winter Garden Code of Ordinances, therefore;

BE IT ENACTED BY THE CITY OF WINTER GARDEN, FLORIDA:

SECTION 1: *Rezoning.* After due notice and public hearing, the zoning classification of the Property, as described in Exhibit "A" attached hereto, is hereby rezoned from City R-1 to City PUD in the City of Winter Garden, Florida subject to the following conditions, provisions and restrictions:

a. **Conceptual Plan-** All development on the Property must substantially conform to the requirements identified in the Serenades by Sonata PUD Plan attached hereto as Exhibit "B." Should any conflict be found between this Ordinance and the Serenades by Sonata PUD Plan attached hereto as Exhibit "B", then the standards and conditions established by this Ordinance shall control.

b. **Zoning-** Due to the nature of the permitted uses set forth in this Ordinance, the following sections of Article V, Division 2 of the City Code of Ordinances regarding Residential Planned Unit Developments shall not apply to the Property: section 118-860, section 118-921, section 118-923, section 118-925, and section 118-927. Unless specifically noted elsewhere in Exhibit "B" attached hereto, or expressly provided for herein, all development on the Property must comply with the general zoning requirements of the Residential Planned Unit Development zoning district. These requirements

include any approval procedure of the Residential Planned Unit Development zoning district.

c. **Permitted Uses-** With respect to the Serenades PUD Area as identified in Exhibit "B" attached hereto, the only permitted use shall be a Memory Care/Nursing Home facility. The following uses shall be permitted in the Future PUD Area as identified in Exhibit "B" attached hereto:

1. Memory Care/Nursing Home
2. Independent Living Facility
3. Assisted Living Facility
4. Hospice
5. Medical Office

d. **Prohibited Uses-** Unless specifically identified by this Ordinance as a permitted use, all other uses are prohibited.

e. **Design Criteria/Architectural Standards-**

1. **Maximum Building Length-** Notwithstanding Section 118-925 of the City Code of Ordinances, the maximum length of the memory care building in the Serenades PUD Area as identified in Exhibit "B" attached hereto shall not exceed 250 feet.

2. **Maximum Building Height-**

With respect to the Serenades PUD Area as identified in Exhibit "B" attached hereto, maximum building height shall not exceed 26 feet (one story), and the maximum height of the Serenades PUD Area tower element shall not exceed 35 feet.

With respect to the Future PUD Area as identified in Exhibit "B" attached hereto, maximum building height for medical office uses shall not exceed 30 feet (one story), and the maximum height for all other allowable uses shall not exceed 45 feet (two stories).

3. **Signage-** All signage proposed for the Property shall conform to the requirements and regulations pertaining to specified commercial corridors within the City of Winter Garden as defined in Chapter 118, Article X, Division 2 of the City of Winter Garden Code of Ordinances. One single-tenant ground sign shall be permitted for the Serenades PUD Area as identified in Exhibit "B." Signage for the Future PUD Area as identified in Exhibit "B" shall be considered at such time as a development plan is submitted for the area identified in Exhibit "B" as Future PUD Area.

4. **Impervious Surface Area Ratio-** The maximum impervious surface area ratio for the Property shall not exceed 65% and shall be consistent with the overall maximum impervious surface area ratio that the Planned Unit Development is designated and permitted for by Saint John's River Water Management District.

5. **Common Open Space-**

   The minimum common open space provided for the Property shall be 20%. For the purposes of this Ordinance the area identified as "Courtyard" on Exhibit "B" and some retention areas may be considered as contribution toward fulfillment of open space requirements.

   Specifically, wetland areas and dry retention may contribute to the fulfillment of the common open space requirement, and wet bottom retention areas may partially contribute to fulfilling open space requirements. Additionally, pervious surfaces, unless specifically identified below, may be calculated as common open space for the Property; however the following will not be considered as contributing to the common open space requirement for the Property:

   - Any impervious surface as defined in Chapter 106 of the City Code of Ordinances.
   - Parking Areas
   - Road rights-of-way
   - Required minimum yards & building spacing
   - Areas identified as "Future PUD Area" in Exhibit "B" attached hereto

6. **Dark Skies**- all exterior lighting shall be designed to provide safe, convenient and efficient lighting for pedestrians and vehicles. Exterior lighting shall be designed as dark skies lighting in a consistent and coordinated manner for the entire project in compliance with the requirements of Chapter 118, Article X, Division 4 of the City Code of Ordinances.

f. **Delivery Hours-** No deliveries shall occur between the hours of 7:00pm and 7:00am.

g. **Staff Conditions-** All development on the Property must comply with the following staff conditions:

1. An engineered site plan meeting all requirements of the City Code of Ordinances shall be submitted for review and approval by City staff and City Commission prior to commencement of any construction.

2. All utilities required for the project shall be extended at the developer's expense. The proposed sanitary sewer system shall be designed to show a future connection from the "Future PUD site, including ensuring the lift station design accommodates the future flow. 100% of all water and sewer impact fees shall be paid prior to City execution of FDEP permits and issuance of site or building permits. Final plans shall provide utilities data from similar facilities to estimate flow requirements.

3. All irrigation on the site shall be designed to be supplied by reclaimed water (located on Daniels Road and existing Roper Road).

4. All or at least a portion of this property drains to the north to a closed wetland that does not have an outfall. Retention of the 100 year, 24 hour storm event, or volumetric pre-post 25 year, 96 hour storm event may be required (site design needs to be coordinated with the development plans of the adjoining property, commonly known as "The Bradford Property" located on the north side of the Property).

5. Permits from SJRWMD and FDEP (water, wastewater and NPDES) are required prior to issuance of site or building permits.

6. Landscaping, fencing, signage, etc. shall not infringe on sight distance requirements at any intersection, including Daniels Road or Roper Road.

7. Based on the alternative impact fee study, the Road Impact Fee for the proposed Memory Care Facility within the Serenades PUD Area is seventy-one thousand, one hundred sixty one dollars and twenty cents ($71,161.20). However, two (2) years after the issuance of the certificate of occupancy for and commencing operation of the "Serenades PUD Area" Memory Care Facility as identified on Exhibit "B," the City shall have the right to review traffic count data for such facility to determine if the alternative impact fee study correctly measured the impact of the facility. If the review of such traffic count data shows that the alternative impact fee study under estimated the impact of the facility on the public roads and transportation system, the City shall have the right to require the Owner to make an additional true-up payment of Road Impact Fees to compensate for the impact. All other impact fees shall be paid when required by the City of Winter Garden Code of Ordinances and in the amounts required at the then applicable impact fees rates.

8. The Owner is responsible for meeting all provisions of ADA and Florida Accessibility Code.

9. All work shall conform to City of Winter Garden standards and specifications.

10. The City of Winter Garden will inspect private site improvements only to the extent that they connect to City owned/maintained systems (roadways, drainage, utilities, etc.). It is the responsibility of the Owner and Design Engineer to ensure that privately owned and maintained systems are constructed to the intended specifications. The City is not responsible for the operation and maintenance of privately owned systems, to include, but not be limited to, roadways, parking lots, drainage, stormwater ponds or on-site utilities.

11. The Contractor is responsible for the notification, location and protection of all utilities that may exist within the project limits.

12. No fill or runoff will be allowed to discharge onto adjacent properties; existing drainage patterns shall not be altered. The City of Winter Garden is not granting rights or easements for drainage from, or onto, property owned by others, including by way of any development order or permit issued. Obtaining permission, easements or other approvals that may be required to drain onto private property is the Owner/Developer's responsibility. Should the flow of stormwater runoff from, or onto adjacent properties be unreasonable or cause problems, the City shall not be responsible and any corrective measures required will be the responsibility of the Owner/Developer. Site construction shall adhere to the City of Winter Garden erosion and sediment control requirements as contained in Chapter 106 - Stormwater. If approval is granted by the City of Winter Garden, it does not waive any permits that may be required by federal, state, regional, county, municipal or other agencies that may have jurisdiction.

13. After final plan approval, a preconstruction meeting will be required prior to any commencement of construction. The applicant shall provide an erosion control and street lighting plan at the preconstruction meeting and shall pay all engineering review and inspection fees prior to construction. Inspection fees in the amount of **2.25%** of the cost of all site improvements shall be paid prior to issuance of the building permit.

SECTION 2: *General Requirements.*

a. **Development Agreement-** A Development Agreement shall be drafted, approval obtained and recorded prior to approval of any site or building permits for the Property. The Development Agreement shall address matters to include, but not limited to, project phasing, right-of-way improvement and conveyance, easements, vehicular access to the site including possible connection to the proposed Roper Road Extension, restriction of additional curb-cuts on Daniels Road, provision for cross access, design standards, signage, impact fees, stormwater, drainage, utilities and other off-site public infrastructure improvements.

b. **Stand Alone Clause-** Each phase of development of the Property must operate as an individual unit in that each particular phase will be able to stand-alone in the event that no other phase is developed.

c. **Land Development Approvals and Permits-** This Ordinance does not require the City to issue any permit or approval for development, construction, building permit, or other matter by the City relating to the Property or the project or any portion thereof. These and any other required City development approvals and permits shall be processed and issued by the City in accordance with procedures set forth in the City's Code of Ordinances and subject to this Ordinance.

d. **Amendments-** Minor amendments to this Ordinance will be achieved by Resolution of the City Commission of the City of Winter Garden. Major amendments to this Ordinance will require approval of the City Commission of the City of Winter Garden by Ordinance.

e. **Expiration/Extension-** Expiration of this PUD shall be governed in accordance with Section 118-830, City of Winter Garden Code of Ordinances. Time extensions may be granted in accordance with Section 118-829, City of Winter Garden Code of Ordinances.

SECTION 3: *Zoning Map.* The City Planner is hereby authorized and directed to amend the Official Winter Garden Zoning Map in accordance with the provisions of this ordinance.

SECTION 4: *Non-Severability.* Should any portion of this Ordinance be held invalid, then the entire Ordinance shall be null and void.

SECTION 5: *Effective Date.* This Ordinance shall become effective upon adoption at its second reading.

FIRST READING AND PUBLIC HEARING: November 10 , 2011.

SECOND READING AND PUBLIC HEARING: December 8 , 2011.

ADOPTED this _____ day of _____, 2011, by the City Commission of the City of Winter Garden, Florida.

APPROVED:

_____
JOHN REES, Mayor/Commissioner

ATTEST:

_____
KATHY GOLDEN, City Clerk

Exhibit "A"

A parcel of land being a portion of the Northwest 1/4 and Northeast 1/4 of Section 35, Township 22 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of the Northwest 1/4 of Section 35, Township 22 South, Range 27 East, Orange County, Florida; thence South 89°52'01" West, along the North line of said Northwest ¼, a distance of 60.00 feet to the POINT OF BEGINNING, said point being on the West right of way line of Daniels Road according to that certain Warranty Deed recorded in Official Records Book 6608, Page 2300, Public Records of Orange County, Florida; thence South 00°11'04" East, along said West right of way line, a distance of 24.69 feet to a point of curvature of a curve concave Northeasterly, having a radius of 1260.00 feet and a central angle of 26°37'30"; thence 585.51 feet along the arc of said curve and said West right of way line to a point of reverse curvature with a curve, concave Northwesterly, having a radius of 25.00 feet and a central angle of 87°32'48"; thence Southwesterly, along the arc of said curve and right of way line, a distance of 38.20 feet to the point of tangency; thence South 60°43'30" West, along the North right of way of Roper Road according to the subdivision plat of GROVE PARK AT STONE CREST recorded in Plat Book 66, Page 46, Public Records of Orange County, Florida, a distance of 34.70 feet to a point of curvature of a curve, concave Northerly, having a radius of 20.00 feet and a central angle of 29°02'44"; thence, along the arc of said curve and Northerly right of way line of said Roper Road, a distance of 10.14 feet to the point of tangency; thence South 89°47'18" West, along the North right of way line according to that certain Warranty Deed recorded in Official Records Book 6852, Page 4525, Public Records of Orange County, Florida, a distance of 540.19 feet to a point on a line lying 523.67 feet West of and parallel to the East line of the Northeast 1/4 of said Section 35; thence North 00°48'20" West, along said line, a distance of 642.47 feet to the North line of the Northwest 1/4 of said Section 35; thence North 89°52'01" East, along said North line, a distance of 463.70 feet to the POINT OF BEGINNING.

Exhibit "B"

COVER PAGE

SERENADES BY SONATA PUD

(8 PAGES - ATTACHED)

CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

300 West Plant Street - Winter Garden, Florida 34787-3011 ● (407) 656-4111

STAFF REPORT

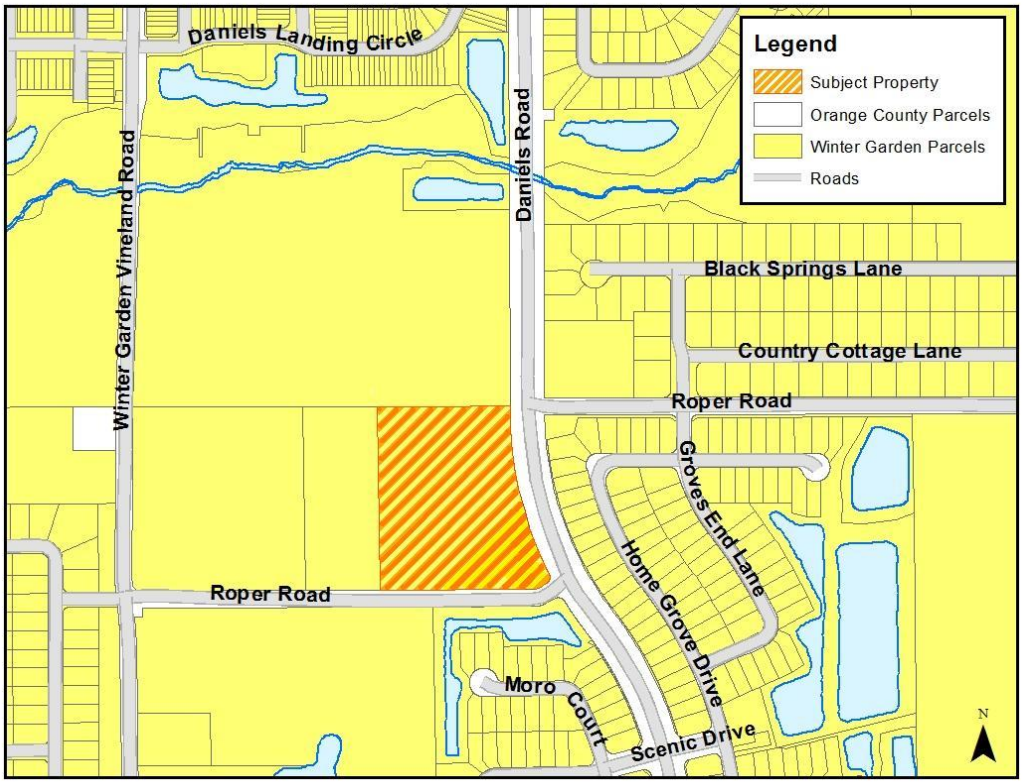
TO: PLANNING AND ZONING COMMITTEE
PREPARED BY: LAURA SMITH, SENIOR PLANNER
DATE: OCTOBER 31, 2011
SUBJECT: REZONING
720 Roper Road (7.497+/- ACRES)
PARCEL ID # 35-22-27-0000-00-01

APPLICANT: JOHN M. NABERS

INTRODUCTION

The purpose of this report is to evaluate the proposed project for compliance with the City of Winter Garden Code of Ordinances and Comprehensive Plan.

The subject property, located on the northwest corner of Roper Road and Daniels Road, is approximately 7.497± acres. The map below depicts the location of the subject property within the City of Winter Garden municipal limits:



The applicant is requesting to rezone 7.497± acres of land. The subject property is located within the City of Winter Garden municipal limits, and carries the zoning designation R-1 (Single-Family Residential District) in the City of Winter Garden. The subject property is designated Low Density Residential on the Future Land Use Map of the Comprehensive Plan.

EXISTING USE

The subject property does not presently contain any strutures and is agricultural use (Timberland).

ADJACENT LAND USE AND ZONING

The property located to the north does not contain any structures and is agricultural use (Timberland) zoned R-1 in the City, commonly known as "Bradford Property." The property located to the east is the Regency Oaks at Stonecrest Residential Planned Unit Development and is zoned PUD in the City. The property to the west is unimproved vacant non-agricultural acreage zoned R-1 in the City. The property to the south is the Grove Park at Stonecrest Residential Planned Unit Development and is zoned PUD in the City.

PROPOSED USE

The applicant proposes to develop the 7.497 ± acre site into a two (2) phase planned unit development: Phase 1 to be the construction of approximately a 35,000 square foot, 42 unit, 54 bed Memory Care/Nursing Home Facility; Phase 2 is proposed for future development as one of the following companion uses- Memory Care/Nursing Home, Independent Living Facility, Assisted Living Facility, Hospice, or Medical Office.

PUBLIC FACILITY ANALYSIS

The property does not have a point of transportation access at this time because the property is used for agriculture. However, if the property is developed as proposed by the applicant then additional transportation access would be provided in the form of a driveway access point on Roper Road. However, at such time as Roper Road is realigned with the northern portion of Roper Road then the proposed access point would be closed and the cost to relocated the driveway access point to the realigned Roper Road shall be borne by the property owner.

The property is not currently a water or sewer customer of the City of Winter Garden; however water, sewer, and reclaimed utilities will be required for any new development of the property. At such time that the property is developed, all necessary utility lines will be extended and connections made, all extension and connection costs shall be borne by the property owner.

The City will provide garbage collection, police protection, and all other services regularly provided to City of Winter Garden residents including building permits. The property will be served by both Orange County Fire and Rescue and the City of Winter Garden Fire Department under the First Response System.

All concurrency requirements identified by the City of Winter Garden Code of Ordinances and Comprehensive Plan will be met by the proposed development.

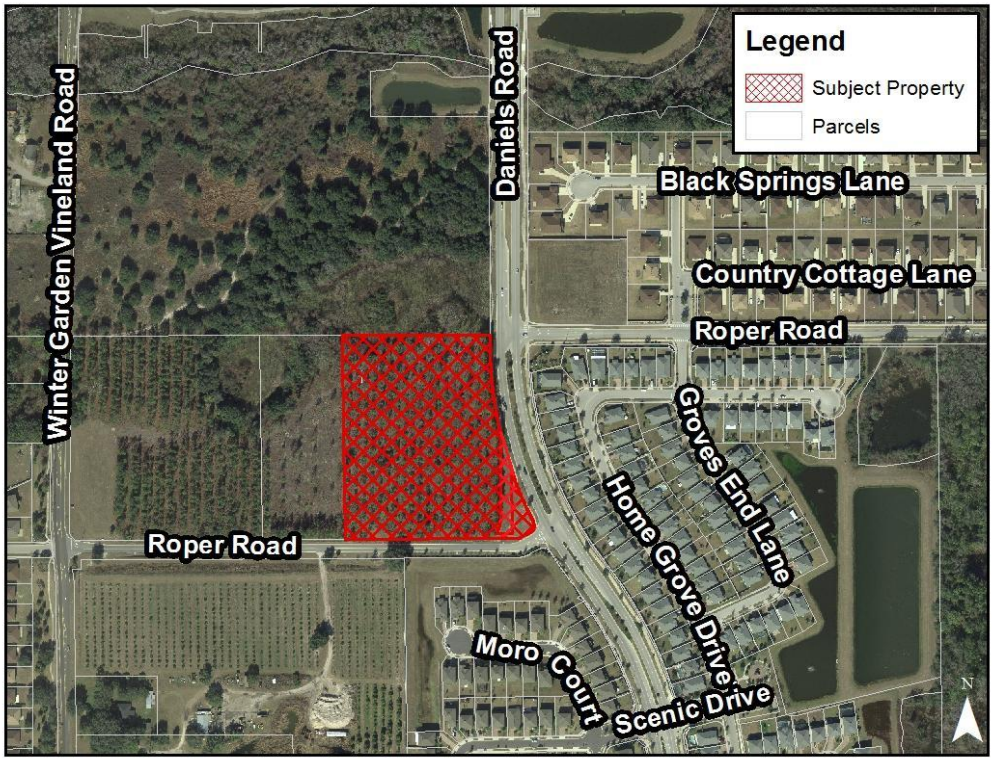
SUMMARY

City Staff recommend approval of the proposed Ordinance. Rezoning the subject property from City R-1 to City PUD is consistent with the City's Comprehensive Plan and the City of Winter Garden Code of Ordinances. The proposed development is a reasonable and low intensity use of the land and would not generate a significant increase in traffic volume beyond that typically generated by single family residential uses, and represents a use that is compatible with the area.

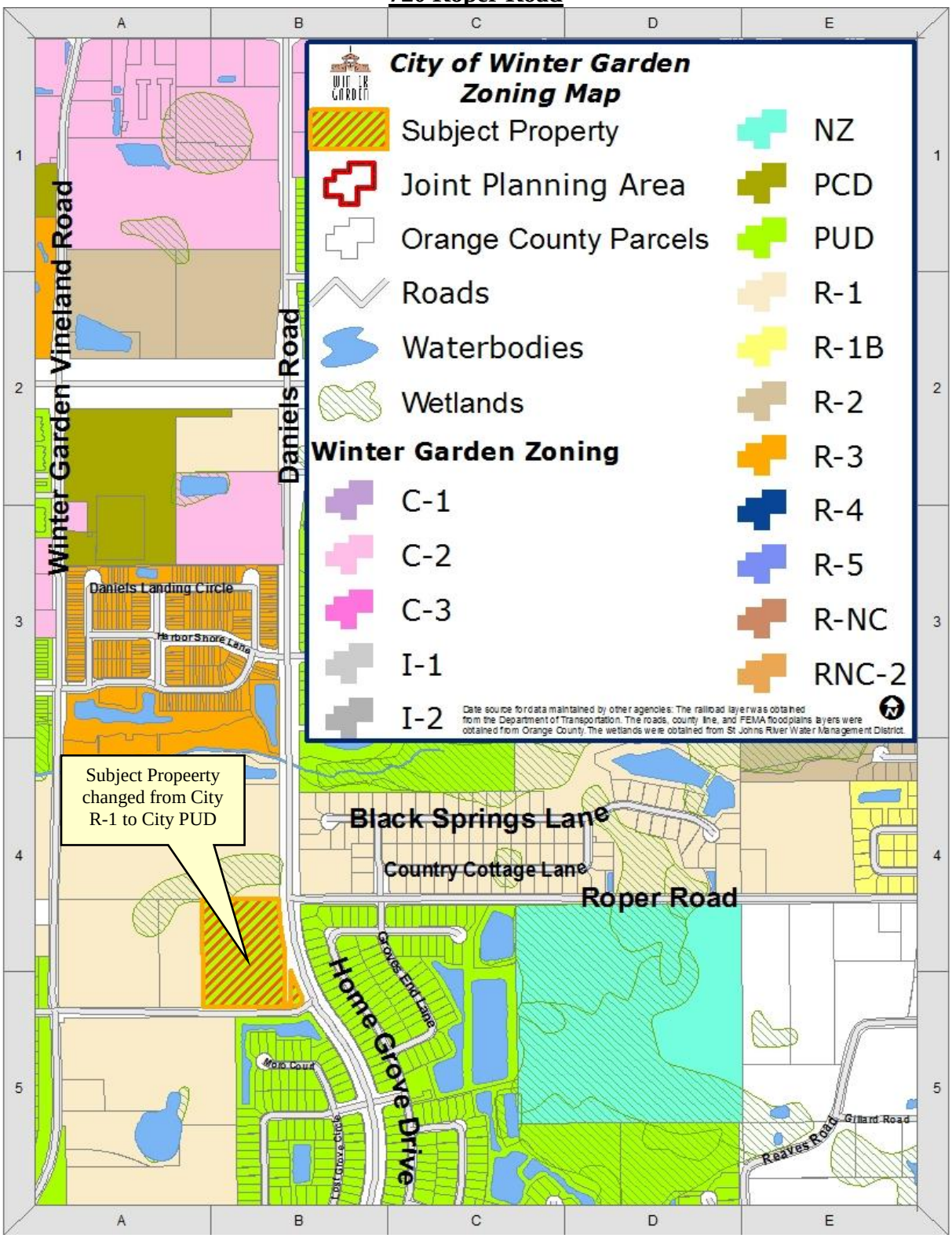
Further, the adjacent property owners should not be negatively impacted as the surrounding properties are developed planned unit developments or agricultural uses. A Community Meeting was held on July 20, 2011 at which time the applicant presented the proposal to develop a 35,000± square foot assisted living/memory care facility on a portion of the 7.497± acre property. The comments generated from the Community Meeting primarily focused on the building height, impact of site lighting on surrounding single-family residential communities, and allowable uses on the property in the event that the assisted living/memory care facility sells or vacates the building. These concerns have been addressed by the applicant and staff through the use of the PUD zoning designation and limiting the uses of the property within the PUD Ordinance and on the Serenades by Sonata Preliminary PUD Plan. Staff has coordinated with the applicant to ensure that the development of the property will be consistent with the surrounding residential communites both in the scale and size of the building as well as the open space standards and impervious surface ratio criteria.

MAPS

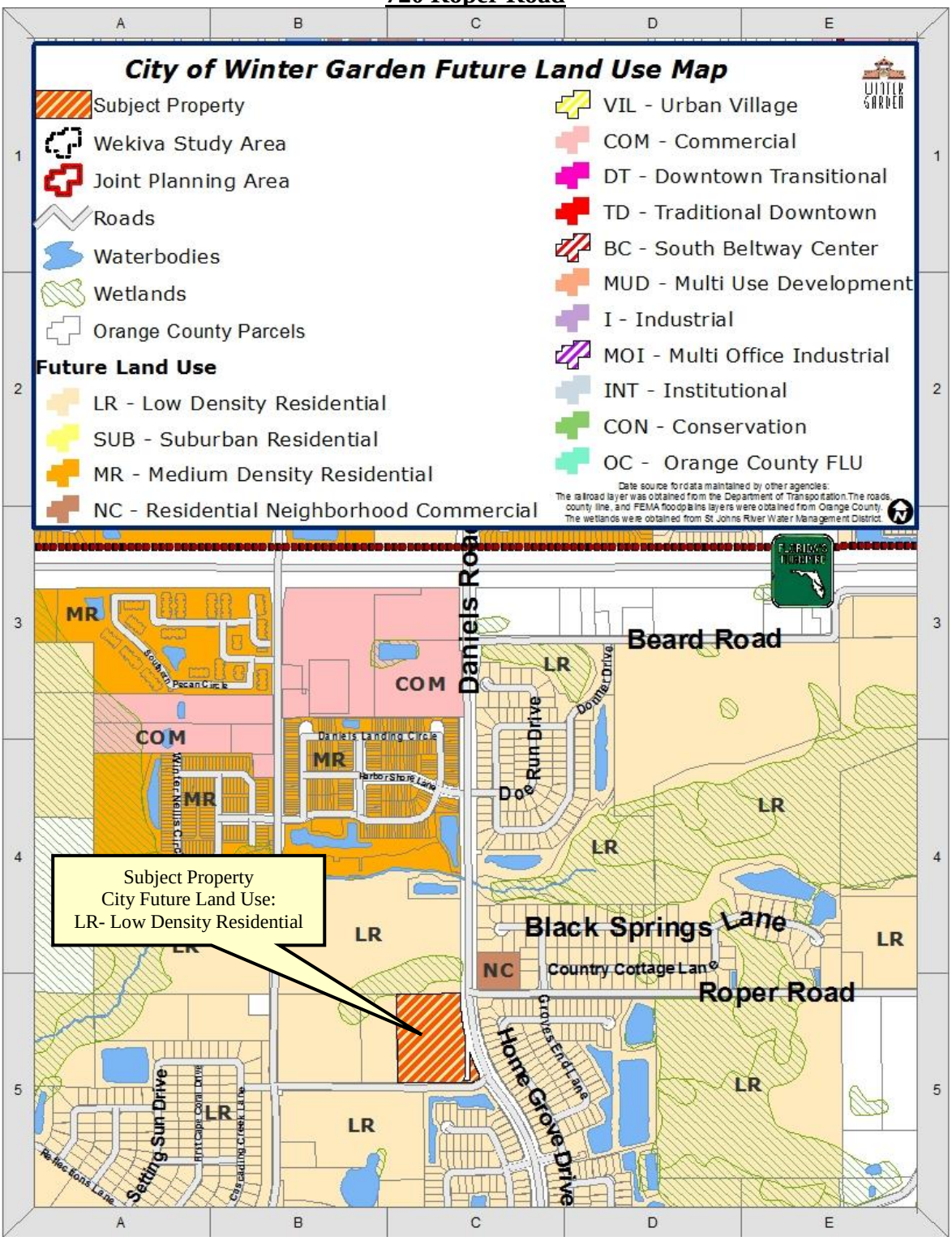
AERIAL PHOTO
720 Roper Road



ZONING MAP
720 Roper Road



FUTURE LAND USE MAP
720 Roper Road



END OF STAFF REPORT

SERENADES BY SONATA PUD
WINTER GARDEN, FLORIDA

NOVEMBER 2011

PARCEL ID: 35-22-27-0000-00-001

SHEET INDEX:

C001	COVER SHEET
C100	DEVELOPMENT SITE & UTILITY PLAN
L4.101	LANDSCAPE PLANTING NOTES/ SCHEDULE
L4.201	LANDSCAPE PLAN-TREES
L4.202	LANDSCAPE PLAN-SHRUBS
L4.203	LANDSCAPE PLAN COURTYARD-SHRUBS
A2.101	EXTERIOR ELEVATIONS

LEGAL DESCRIPTION:

A parcel of land being a portion of the Northwest 1/4 and Northeast 1/4 of Section 35, Township 22 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of the Northwest 1/4 of Section 35, Township 22 South, Range 27 East, Orange County, Florida; thence South 89°52'01" West, along the North line of said Northwest ¼, a distance of 60.00 feet to the POINT OF BEGINNING, said point being on the West right of way line of Daniels Road according to that certain Warranty Deed recorded in Official Records Book 6608, Page 2300, Public Records of Orange County, Florida; thence South 00°11'04" East, along said West right of way line, a distance of 24.69 feet to a point of curvature of a curve concave Northeasterly, having a radius of 1260.00 feet and a central angle of 26°37'30"; thence 585.51 feet along the arc of said curve and said West right of way line to a point of reverse curvature with a curve, concave Northwesterly, having a radius of 25.00 feet and a central angle of 87°32'48"; thence Southwesterly, along the arc of said curve and right of way line, a distance of 38.20 feet to the point of tangency; thence South 60°43'30" West, along the North right of way of Roper Road according to the subdivision plat of GROVE PARK AT STONE CREST recorded in Plat Book 66, Page 46, Public Records of Orange County, Florida, a distance of 34.70 feet to a point of curvature of a curve, concave Northerly, having a radius of 20.00 feet and a central angle of 29°02'44"; thence, along the arc of said curve and Northerly right of way line of said Roper Road, a distance of 10.14 feet to the point of tangency; thence South 89°47'18" West, along the North right of way line according to that certain Warranty Deed recorded in Official Records Book 6852, Page 4525, Public Records of Orange County, Florida, a distance of 540.19 feet to a point on a line lying 523.67 feet West of and parallel to the East line of the Northeast 1/4 of said Section 35; thence North 00°48'20" West, along said line, a distance of 642.47 feet to the North line of the Northwest 1/4 of said Section 35; thence North 89°52'01" East, along said North line, a distance of 463.70 feet to the POINT OF BEGINNING.

The subject property contains 7.497 acres, more or less and is currently vacant land.

CONTACT INFORMATION:

OWNER:
JOHN NABERS
628 HIGHLAND AVENUE
WINDERMERE, FL 34786-3538
E-MAIL: JOHN_NAB@MSN.COM

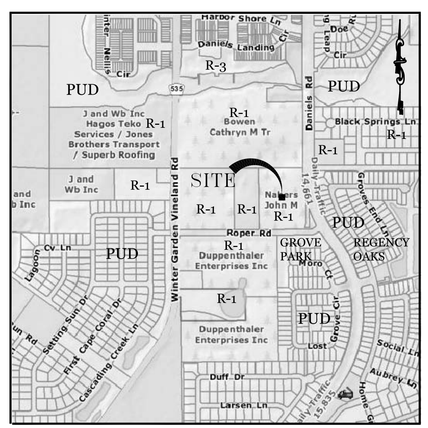
DEVELOPER:
SONATA HEALTH CARE
STEPHEN CARUSO
301 E. PINE STREET, SUITE 730
ORLANDO, FL 32801
TEL: 407.286.6490
FAX: 407.412.6155
E-MAIL: SCARUSO@SONATAHC.COM

SURVEYOR:
BENCHMARK SURVEYING & MAPPING, INC.
BILLY JOE JENKINS, JR. PSM
557 WEST PLANT STREET
WINTER GARDEN, FL 34787
TEL: 407.654.6183
FAX: 407.654.6184
E-MAIL: BENCHMARKSURVEYINGANDMAPPING.COM

ENGINEER:
KLIMA WEEKS CIVIL ENGINEERING, INC.
SELBY G. WEEKS, PE, LEED AP
385 DOUGLAS AVE., STE. 2100
ALTAMONTE SPRINGS, FLORIDA 32714
TEL: 407.478.8750
FAX: 407.478.8749
E-MAIL: SWEEKS@KLIMAWEEKS.COM

ARCHITECT:
BAKER BARRIOS ARCHITECTS INC.
DOUGLAS LEONARD, AIA, LEED AP
189 SOUTH ORANGE AVE., SUITE 1700
ORLANDO, FL 32801
TEL: 407.926.3000
FAX: 407.926.3390
E-MAIL: DLEONARD@BAKERBARRIOS.COM

LANDSCAPE ARCHITECT:
BAKER BARRIOS ARCHITECTS INC.
CHUCK BELL, RLA
189 SOUTH ORANGE AVE., SUITE 1700
ORLANDO, FL 32801
TEL: 407.926.3000
FAX: 407.926.3390
E-MAIL: CBELL@BAKERBARRIOS.COM



NTS

VICINITY & EXISTING ZONING MAP

(NORTHWEST CORNER OF THE INTERSECTION OF DANIELS ROAD & ROPER ROAD. WINTER GARDEN, FLORIDA 34787)

DRAINAGE STATEMENT:

1. ON-SITE STORMWATER MANAGEMENT FACILITIES WILL BE PROVIDED TO MEET ST. JOHNS RIVER WATER MANAGEMENT DISTRICT (SJRWMD) AND CITY OF WINTER GARDEN REQUIREMENTS.
2. STORMWATER MANAGEMENT SYSTEM WILL COMPLY WITH SJRWMD LAKE APOPKA BASIN CRITERIA. WEKIVA RECHARGE PROTECTION BASIN RECHARGE STANDARD DOES NOT APPLY AS ON-SITE SOILS ARE NOT NRCS TYPE "A" SOILS PER THE SCS SOILS MAP.

FLOOD ZONE:

THE PROPOSED PROPERTY IS IN ZONE X, PER THE FIRM MAP, PANEL No. 12095C0215 F, DATED SEPTEMBER 25, 2009

ZONING INFORMATION:

SITE:	R-1
FRONT/EAST:	DANIELS ROAD/PUD
SIDE/NORTH:	R-1
SIDE/SOUTH:	ROPER ROAD/R-1, PUD
REAR/WEST:	R-1

ALLOWABLE USES:

PRIMARY RESIDENTIAL USES:	ASSISTED LIVING FACILITY, INDEPENDENT LIVING FACILITY, MEMORY CARE/NURSING HOME
NON-RESIDENTIAL USES:	HOSPICE, MEDICAL OFFICE

Klima Weeks CIVIL ENGINEERING
385 Douglas Avenue, Ste 2100
Altamonte Springs, FL 32714
Telephone 407.478.8750
Facsimile 407.478.8749
Certificate of Authorization No.: 9230

Selby G. Weeks 56991

SERENADES BY SONATA
WINTER GARDEN, FLORIDA
COVER SHEET

revision	description	date
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drawn by:	RVZ
checked by:	SGW
date:	11/02/11
plot scale:	AS SHOWN
project number:	11SONA002
file name:	C000 Cover Sheet - Sonata WG.dwg

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File Location : \\Vw02\Projects\Land Projects 2010\11SONA002 - Sonata Winter Garden\Dwg\

Filename : C000 Cover Sheet - Sonata WG.dwg Plot Date : Nov. 02, 2011 3:08pm

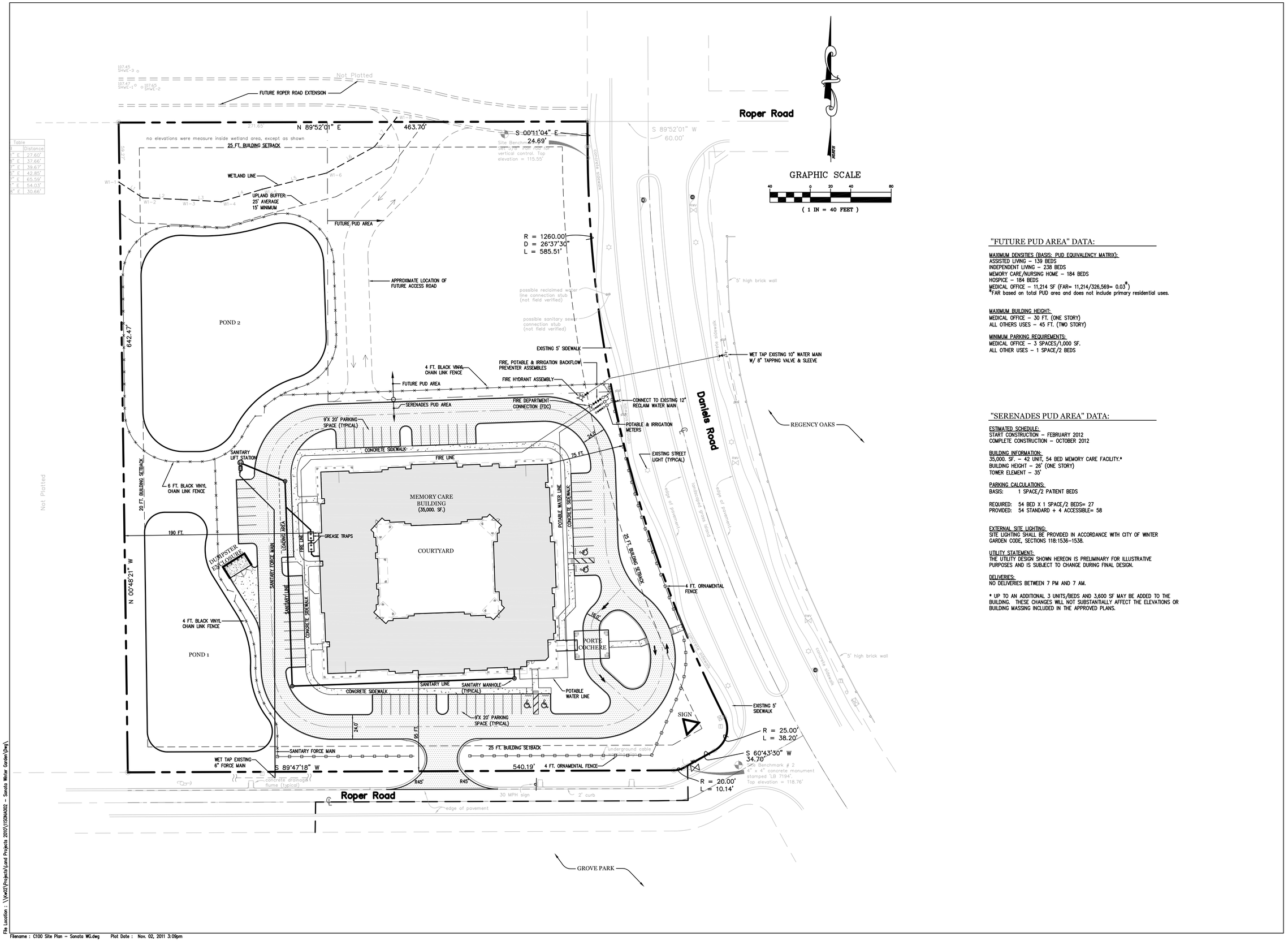

Table	
	Distance
1" E	27.60'
2" E	37.66'
2" E	39.67'
2" E	42.85'
2" E	65.59'
1" E	54.03'
8" E	30.66'

"FUTURE PUD AREA" DATA:

MAXIMUM DENSITIES (BASIS: PUD EQUIVALENCY MATRIX):
ASSISTED LIVING – 139 BEDS
INDEPENDENT LIVING – 238 BEDS
MEMORY CARE/NURSING HOME – 184 BEDS
HOSPICE – 184 BEDS
MEDICAL OFFICE – 11,214 SF (FAR= 11,214/326,569= 0.03*)
*FAR based on total PUD area and does not include primary residential uses.

MAXIMUM BUILDING HEIGHT:
MEDICAL OFFICE – 30 FT. (ONE STORY)
ALL OTHERS USES – 45 FT. (TWO STORY)

MINIMUM PARKING REQUIREMENTS:
MEDICAL OFFICE – 3 SPACES/1,000 SF.
ALL OTHER USES – 1 SPACE/2 BEDS

"SERENADES PUD AREA" DATA:

ESTIMATED SCHEDULE:
START CONSTRUCTION – FEBRUARY 2012
COMPLETE CONSTRUCTION – OCTOBER 2012

BUILDING INFORMATION:
35,000. SF. – 42 UNIT, 54 BED MEMORY CARE FACILITY.*
BUILDING HEIGHT – 26' (ONE STORY)
TOWER ELEMENT – 35'

PARKING CALCULATIONS:
BASIS: 1 SPACE/2 PATIENT BEDS

REQUIRED: 54 BED X 1 SPACE/2 BEDS= 27
PROVIDED: 54 STANDARD + 4 ACCESSIBLE= 58

EXTERNAL SITE LIGHTING:
SITE LIGHTING SHALL BE PROVIDED IN ACCORDANCE WITH CITY OF WINTER GARDEN CODE, SECTIONS 118:1536–1538.

UTILITY STATEMENT:
THE UTILITY DESIGN SHOWN HEREON IS PRELIMINARY FOR ILLUSTRATIVE PURPOSES AND IS SUBJECT TO CHANGE DURING FINAL DESIGN.

DELIVERIES:
NO DELIVERIES BETWEEN 7 PM AND 7 AM.

* UP TO AN ADDITIONAL 3 UNITS/BEDS AND 3,600 SF MAY BE ADDED TO THE BUILDING. THESE CHANGES WILL NOT SUBSTANTIALLY AFFECT THE ELEVATIONS OR BUILDING MASSING INCLUDED IN THE APPROVED PLANS.

Klima Weeks CIVIL ENGINEERING
385 Douglas Avenue, Ste 2100
Altamonte Springs, FL 32714
Telephone 407.478.8750
Facsimile 407.478.8749
Certificate of Authorization No.: 9230

Selby G. Weeks 56991

SERENADES BY SONATA
WINTER GARDEN, FLORIDA
DEVELOPMENT SITE & UTILITY PLAN

revision	description	date
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drawn by:	RVZ
checked by:	SGW
date:	11/02/11
plot scale:	AS SHOWN
project number:	11SONA002
file name:	C100 Site Plan - Sonata WG.dwg

C100

File Location : \\Ve02\Projects\Land Projects 2010\11SONA002 - Sonata Winter Garden\Dwg\

Filename : C100 Site Plan – Sonata WG.dwg Plot Date : Nov. 02, 2011 3:09pm

Serenades by Sonata
Memory Care Assisted Living

Winter Garden
Building Elevations

October 05, 2011

#110173.99

Baker Barrios Architects

Serenades by Sonata
Memory Care Assisted Living

Winter Garden
Building Elevations

October 05, 2011

#110173.99

Baker Barrios Architects

GENERAL NOTES FOR LANDSCAPE PLANTING

1. All base information provided by others. Contractor shall field verify all information prior to initiating planting installation.
2. Contractor shall notify all pertinent utility companies 48 hours minimum prior to digging for verification of all underground utilities. Plans are prepared according to the best information available at the time of preparing these documents.
3. The contractor shall become completely familiar with existing site conditions prior to beginning installation. All existing site improvements, paving, landscape, lighting, and other site elements to remain shall be protected from damage unless otherwise noted.
4. Unless otherwise noted, the limits of construction are the clearing limits noted on the plans.
5. The contractor shall report any discrepancies between the construction drawings and actual field conditions to the Owner's representative immediately.
6. The contractor shall coordinate all work with related contractors and with the general construction of the project in order to not impede the progress of work of others or the contractor's own work.
7. Contractor shall be responsible to remove all existing ground covers for all new planting beds by approved means prior to planting installation. Contractor shall be responsible to replace all portions of existing planting or lawn areas indicated to remain while completing new planting installation work with same kind of plants or grass to the satisfaction of the Owner at no additional cost.
8. The contractor shall bear all cost associated with soil testing and soil amendments as required as a result of the soil testing laboratory's recommendations. Prior to initiating installation the contractor shall provide soil test for at least two on-site locations.
9. All plant container sizes noted on the plant list are minimum. Increase size of containers if necessary to conform to the plant size and specifications.
10. All trees shall have six (6') clear trunks unless otherwise noted on the plant list. Any tree trunk with a "V" shaped crotch will be rejected. All tree caliper (Cal.) sizes noted on the plant list are minimum. Increase size if necessary to conform to specified plant size in the plant list.
11. Erosion control fabric shall be installed in all shrub and ground cover planting areas as per the details and/or specifications for all slopes that are greater than 3:1 (slopes 1' vertical for every 3' horizontal). See plans for locations where slopes are greater than 3:1.
12. Shrub and ground cover plantings are typically shown on the plans in mass planting beds. Plants shall be set in a triangular spacing pattern (staggered spacing). Plant center to center dimensions (O.C.) are indicated in the plant list.
13. Landscape Contractor shall field adjust the location of plant material as necessary to avoid damage to existing trees and understory vegetation to remain, underground and above ground utilities and all other above ground elements. All changes required shall be coordinated with the Owner's Representative and the Landscape Architect prior to initiating any changes.
14. Any substitutions to plant material size or type must be approved by the Landscape Architect prior to installation. Landscape Contractor shall not make any substitutions or alterations to the landscape planting plans or plant list & materials without the prior approval of the Landscape Architect and Owner's Representative. Any Landscape Planting installed that does not conform to the plans, plant list and specifications shall be replaced immediately to the satisfaction of the Owner's Representative and Landscape Architect.
15. Contractor shall be responsible for hand watering as required to maintain and establish all planting (new, existing to be relocated, and existing plantings to remain while irrigation system is being installed or repaired) to supplement irrigation and rainfall. The irrigation system is designed to maintain the landscape plantings and not establish them. The contractor is responsible for hand watering in all planting areas, regardless of the status of existing or proposed irrigation systems.
16. Contractor shall clean the work areas at the end of each working day. Landscape rubbish and debris shall be collected and deposited off-site daily. All materials, products, and equipment stored on-site shall be kept in an organized manner daily.
17. Contractor shall re-grade all areas disturbed by plant removal, relocation, and/or from installation work. The contractor shall replace by equal size and quality any and all existing plant material disturbed or damaged by planting removal, relocation, and/or installation.
18. Existing trees or other plant material indicated on the plans to be relocated shall be handled, cared for, and maintained as new plantings. The contractor is responsible for any required root pruning, wrapping, tree spading or ball and burlapping, additional supplemental hand watering, irrigation misters installed at the tree canopy, or any other sound horticultural practice required to ensure the survival of all relocated plant material.
19. The Contractor shall refer to the landscape planting details, specifications, plant list and plans for further and complete planting installation instructions.
20. Landscape Contractor shall fully familiarize himself / herself with the project prior to bidding the work.
21. For site grading and contour information, existing vegetation to remain, buildings and other site feature locations and the location of all above and below ground utilities see the most current and up to date architectural, civil, electrical, structural and mechanical engineering drawings as provided by the Owner or Owner's Representative. Field locate all underground utilities, existing vegetation to remain and any other obstructions and coordinate with Owner's Representative prior to initiating any Landscape Planting or Irrigation installation work. Landscape Contractor shall be responsible for repairing or replacing any damage committed to existing or proposed elements above or below ground to its original condition and to the satisfaction of the Owner and Owner's Representative.
22. Landscape Contractor shall field stake the location of all plant material and edges of planting beds for the review and approval by the Landscape Architect prior to initiating any installation of the landscape plantings.
23. Landscape Contractor shall coordinate work with the Irrigation Contractor and all other trades as required.

GENERAL NOTES FOR IRRIGATION

1. An irrigation system will be provided that provides 100% head to head coverage.
2. The irrigation system will include a rain shut-off device.
3. An irrigation plan will be provided with the Final Development Plan.

PLANT SCHEDULE

TREES

CODE	LATIN NAME	COMMON NAME	SIZE / ROOT BALL / CONTAINER	NOTES
AR	*Acer rubrum*	Red Maple	10' hgt. x 6' spd. / 30 Gal. Cont.	Full / single straight trunk / 2" Cal. Min. / Fully Branched
BN	*Betula nigra 'Heritage'*	Heritage River Birch	10' hgt. x 5' spd. / 30 Gal. Cont.	Full / multi-trunk / 4 trunks min. / 1-1/2" main stem
CS	*Citrus sinensis*	Sweet Navel Orange	4' O.A. / 10 Gal. Cont.	Full/ multi-trunk/ 1 1/2" Cal. min.
LJ	*Ligustrum japonicum*	Tree Ligustrum	8' hgt. x 6' spd. / 45 Gal. Cont.	Full / multi-trunk / 5 trunks min. / 2" Cal. min.
LN	*Lagerstromia indica 'Natchez'*	White Crape Myrtle	10' hgt. x 5' spd. / 30 Gal. Cont.	Full / multi-trunk / 4 trunks min. / 2" Cal. min.
LT	*Lagerstromia indica 'Tuscarora'*	Magenta Crape Myrtle	10' hgt. x 5' spd. / 45 Gal. Cont.	Full / multi-trunk / 5 trunks min. / 2" Cal. min.
MB	Magnolia grandiflora 'Brackens'	Brackens Brown Beauty Magnolia	12' hgt. X 6' spd./65 Gal. Cont.	Full / single straight trunk / 3" Cal. Min. / Fully Branched
MG	Magnolia grandiflora	Southern Magnolia	12' hgt. X 6' spd./65 Gal. Cont.	Full / single straight trunk / 3" Cal. Min. / Fully Branched
QV	*Quercus virginiana*	Live Oak	18-20' hgt. X 8-10' spd./65 Gal. Cont.	Full/single straight trunk/4" Cal. Min./6' C.T.
TI	*Tabebuia impetiginosa*	Purple Trumpet Tree	12' hgt. X 6' spd./65 Gal. Cont.	Full/single straight trunk/2-1/2" Cal. Min./Fully branched
TU	*Tabebuia umbellata*	Yellow Trumpet Tree	12' hgt. X 6' spd./65 Gal. Cont.	Full/single straight trunk/2" Cal. Min./Fully branched
UA	*Ulmus alata*	Winged Elm	12' hgt. X 8' spd./65 Gal. Cont.	Full/single straight trunk/2-1/2" Cal. Min./6' C.T.

PALMS

BNP	*Bismarckia nobilis 'Silver'*	Silver Bismark Palm	8' O.A./45 Gal. Cont./3' C.T. min.	Full/Single straight trunk/12 fronds min./28" Cal. Min.
RE	*Rhapis excelsa*	Lady Palm	4' O.A./10 Gal. Cont.	Full head/7 canes min./Staggered cane height
SP	*Sabal palmetto*	Sabal Palm	See plan for C.T. heights/B&B	Full/Booted straight trunks/trunks void of chain or burn marks
TF	Trachycarpus fortunei	Windmill Palm	2', 3', 4' O.S./ 15 Gal. Cont.	Single straight trunk/ 5-7 Fronds min.

SHRUBS, GROUNDCOVERS, & VINES

ANN	Annuals	To be selected by Owner	4" pot	Full/10" O.C.
AA	*Agapanthus africanus*	Blue Lily of the NIle	16" O.A./1 Gal. Cont.	Full/Plant 15" O.C.
AE	*Aspidistra elatior*	Cast Iron Plant	24" O.A./3 Gal. Cont.	Full/7 stalks min./24" O.C.
AV	*Alpina zerumpet 'Variegata'*	Variegated Shell Ginger	30" O.A./3 Gal. Cont.	Full/Plant 36" O.C. or as shown
AZ	*Alpina zerumpet*	Shell Ginger	30" O.A./3 Gal. Cont.	Full/Plant 36" O.C. or as shown
BA	*Bambusa 'Alphonse Carr'*	Alphonse Carr Bamboo	8' - 10' HT / B&B	Full / 8-10 Canes min. plant as shown
BS	*Bromeliad spp.*	Bromeliad	1 Gal. Cont.	Plant 15" O.C.
CA	*Crinum asiaticum*	Crinum Lily	36" O.A./7 Gal. Cont.	Full/10 leaves min./Plant as shown or 4' O.C.
CAL	*Cyperus alternifolius*	Papyrus	24 O.A. / 3 Gal	Full / plant as shown
CH	*Cuphea hyssopifolia*	Purple Mexican Heather	16" O.A./1 Gal. Cont.	Full/Plant 15" O.C.
DV	*Dietes vegeta*	African Iris	1 Gal. Cont.	Full/ Plant 15" O.C.
GG	*Galphimia glauca*	Thryallis	30" O.A./3 Gal. Cont.	Full/Plant 30" O.C.
GJ	*Gardenia jasminoides 'Miami Supreme'*	Miami Supreme Gardenia	24" O.A./3 Gal. Cont.	Full/Grafted root stock/Plant as shown or 30" O.C.
HP	*Hamelia patens*	Firebush	26" runners/3 Gal. Cont.	Full/5 runners min./24" O.C. or as shown
IF	*Illicium floridanum*	Anise	36" O.A./7 Gal. Cont.	Full to Ground/Plant as shown or 36" O.C.
IV	*Ilex vomitoria 'Schellings Dwarf'*	Schellings Dwarf Yaupon	20" O.A./3 Gal. Cont.	Full/Plant 24" O.C.
LC	*Loropetalum chinensis rubrum*	Ruby Loropetalum	24" O.A./3 Gal. Cont.	Full/Plant as shown or 30" O.C.
LS	*Lonicera sempervirens*	Coral Honeysuckle	26" runners/3 Gal. Cont.	Full/5 runners min./24" O.C.
NF	*Nephrolepis falcata*	Macho Fern	18" hgt./1 Gal. Cont.	Full/Plant 18" O.C./15 fronds min. per pot
PA	*Plumbago auriculata 'Royal Cape'*	Royal Cape Plumgago	24" hgt. x 18" spd./3 Gal. Cont.	Full/24" O.C./Boynton Botanical Nursery
PL	*Pentas lanceolata*	Penta	4.5" pot	Full/ Plant 10" O.C.
RB	*Rosa spp. 'Lady Banks Yellow'*	Yellow Lacy Banks Rose	20" O.A./3 Gal. Cont.	Full/Free of leaf spots/Plant 30" O.C. or as shown
RF	*Rosa spp. 'Florabunda'*	Pink Floribunda Rose	20" O.A./3 Gal. Cont.	Full/Free of leaf spots/Plant 30" O.C. or as shown
RI	*Raphiolepis indica 'Alba'*	Indian Hawthorn	12" hgt. x 18" spd./3 Gal. Cont	Full/Plant 30" O.C.
RP	*Rosa spp. 'Vincent Godsiff'*	Vincent Godsiff Pink Rose	20" O.A./3 Gal. Cont.	Full/Free of leaf spots/Plant 30" O.C. or as shown
SA	*Schefflera arboricola*	Dwarf Schefflera	24" O.A./3 Gal. Cont.	Full/Plant 24" O.C.
SN	*Strelitzia nicolai*	White Bird of Paradise	8'-10' O.A./15 Gal. Cont.	Full/3 plants per pot min.
SR	*Strelitzia reginae*	Orange Bird of Paradise	24" O.A./7 Gal. Cont.	Full/7 leaf min./24" O.C. or Plant as shown.
RO	Rosa spp.	Rose	20" O.A./ 3 Gal. Cont.	Full/ Free of leaf spots/ Plant 30" O.C. or as shown
TA	*Trachelospermum asiaticum*	Green Dwarf Asian Jasmine	12" runners/1 Gal. Cont.	Full/5 runners min./18" O.C.
TJ	*Trachelospermum jasminoides*	Confederate Jasmine	48" runners/7 Gal. Cont.	Full/8 runners min./Plant as shown
TU	*Tibouchina urvilleana*	Glorybush	48" O.A./7 Gal. Cont.	Full/Plant as shown or 36" O.C.
VOC	*Viburnum obovatum 'Compactum'*	Compact Walters Viburnum	24" O.A./3 Gal. Cont.	Full to Ground/Plant 24" O.C.
ZF	*Zamia furfuracea*	Cardboard Palm	36" O.A./10 Gal. Cont.	Full/7 stems min./plant as shown
ZP	*Zamia pumila*	Coontie	20" O.A./3 Gal. Cont.	Full/Plant 24" O.C.

SOD/ TURF

Pas not	*Paspalum notatum 'Argentine'*	Argentine Bahia Sod	Full/Solid Sod	Quantity in Square Feet
Ste sec	*Stenotaphrum secundatum 'Floratam'*	St. Augustine Floratam Sod	Full/Solid Sod	Quantity in Square Feet

ABBREVIATIONS

	B & B = Ball and Burlapped	Gal. Cont. = Gallon Container	spd. = Spread
	Cal. min. = Caliper minimum	hgt. = Height	
	C.T. = Clear Trunk	O.A. = Overall	
	Dia. = Diameter	ppp = Plants per Pot	

FLOWERING ANNUALS SCHEDULE:

SEASON	VARIETY	COLOR
January–March	Pansey Petunia	Purple, Red Purple
April–June	Begonia Salvia Marigold Impatiens	Pink, Red Purple, Red Yellow, Orange Pink, Purple, Lavender
July–September	Begonia Salvia	Pink, Red Purple, Red
October–December	Petunia Pansey Impatiens	Purple Purple, Red Pink, Purple, Lavender

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No.	Date	Revisions / Submissions	D.	CK.
	09.16.2011	RESPONSE TO COMMENTS		
	09.02.2011	PUD APPLICATION		

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SERENADES BY SONATA

Winter Garden, Florida

LANDSCAPE PLANTING NOTES/ SCHEDULES

PROJECT NO.: 110173.00

L4.101

FUTURE PUD AREA TO REMAIN NATURAL
UNTIL TIME OF DEVELOPMENT

FIRE HYDRANT ASSEMBLY
FIRE DEPARTMENT CONNECTION
TIE INTO EXISTING 12" RECLAIM WATER MAIN W/ CORP STOP
POTABLE & IRRIGATION METERS
Daniels Road 120.00' R/W
edge of pavement
landscaped grass island
edge of pavement
sidewalk
SANITARY LIFT STATION
SANITARY FORCE MAIN
GREASE TRAP
SANITARY LINE
POTABLE WATER LINE
SANITARY MANHOLE (TYPICAL)
SANITARY FORCE MAIN
WET TAP EXISTING 6" FORCE MAIN
concrete drainage flume (typical)
Roper Road
30 MPH sign
2' curb
underground cable warning sign

Plant	Qty
QV	1
MB	1
AR	1
SP	3
BN	1
QV	3
BA	1
SP	2
LJ	2
SP	3
QV	1
BN	1
SP	3
LT	1
LI	2
QV	1
MB	1
QV	1
MB	1
TI	1
CS	8
LC	2
TU	1
AR	3
TI	2
BA	1
LJ	1
MB	1
LJ	1
TU	1
TI	2
QV	1
LT	3
QV	2
TU	1
BA	3
UA	2
QV	1
MG	1
LN	4
LT	2
MG	1
SP	1
BNP	2
LN	1
LT	1
LN	2
LT	1
QV	1
SP	3
QV	1
BNP	2
BN	1
QV	1
QV	1
BN	1
SP	5
LT	3
SP	5
TI	3
BN	1
QV	8

N
0' 10' 20' 40'

L4 LANDSCAPE PLAN- TREES

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SERENADES BY SONATA

Winter Garden, Florida

LANDSCAPE PLAN
TREES

PROJECT NO.: 110173.00

L4.201

FUTURE PUD AREA TO REMAIN NATURAL
UNTIL TIME OF DEVELOPMENT

FIRE HYDRANT ASSEMBLY
FIRE DEPARTMENT CONNECTION
INTO EXISTING 12" CLAIM WATER MAIN
CORP STOP
SHUTOFF VALVE & IRRIGATION METERS
Daniels Road
120.00' R/W
edge of pavement
landscaped grass island
SANITARY LIFT STATION
SANITARY FORCE MAIN
GREASE TRAPS
POTABLE WATER LINE
SANITARY LINE
FIRE LINE
SANITARY MANHOLE (TYPICAL)
WET TAP EXISTING 6" FORCE MAIN
concrete drainage flume (typical)
underground cable warning sign
Roper Road
30 MPH sign
2' curb
LAWN

X IF
X RI
X DV
X LC
X RI
X VOC
X LC
X RI
X LC
X RI
X HP
X LC
X AA
X CA
X TA
X LC
X CA
X SR
X CA
X LC
X TA
X ZP
X SR
X AA
X RI
X SR
X TA
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X LC
X RI
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X PL
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X LC
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X TA
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X LC
X ANN
X LC
X RI
X ZP
X LC
X AA
X ANN

N
0' 10' 20' 40'

L4 LANDSCAPE PLAN- SHRUBS

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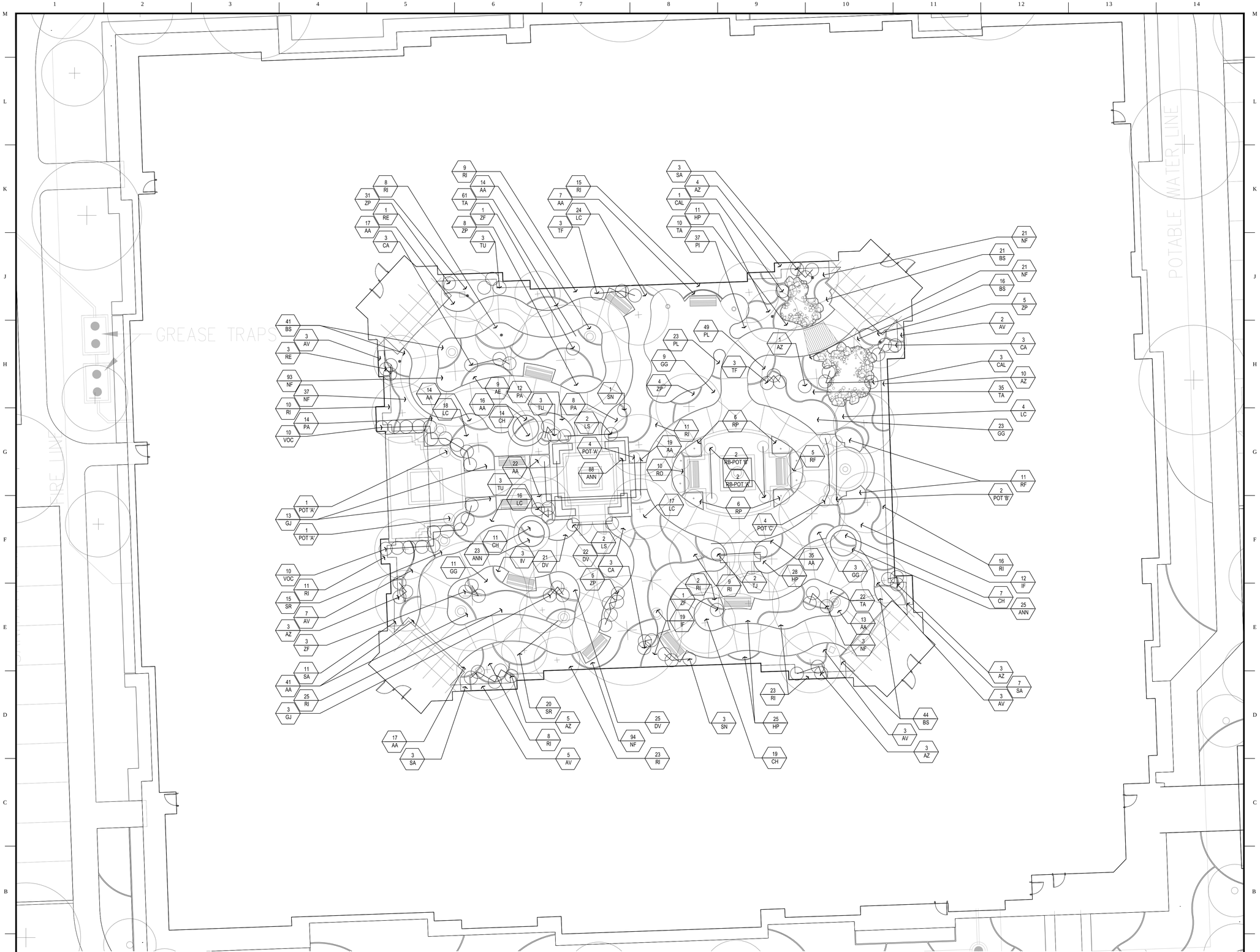
SERENADES BY SONATA

Winter Garden, Florida

LANDSCAPE PLAN
SHRUBS

PROJECT NO.: 110173.00

L4.202



L4 LANDSCAPE PLAN- COURTYARD SHRUBS

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SERENADES BY SONATA

Winter Garden, Florida

LANDSCAPE PLAN COURTYARD SHRUBS

PROJECT NO.: 110173.00

L4.203

THE CITY OF WINTER GARDEN

CITY COMMISSION AGENDA ITEM

From: Don Cochran, Public Services

Via: City Manager Mike Bollhoefer

Date: November 4, 2011 **Meeting Date:** December 8, 2011

Subject: Ordinance 11-38, 2nd Reading and Public Hearing, Amending Article IV of Chapter 78 of the Code of Ordinances, City of Winter Garden, to Comply with the Requirements of the Clean Water Act and Rule 62-265, Florida Administrative Code.

Issue: In July 2011 The Florida Department of Environmental Protection required the City to amend the City's Sewer Use Ordinance by making some minor changes. The FDEP is again requesting that the City amend the Sewer Use Ordinance with minor changes to individual words in the language.

The Florida Constitution and the Legislature of the State of Florida have authorized and delegated in Article VIII of the Florida Constitution the authority of local government to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. In order to better comply with this State salute the City desires to update Article IV, Chapter 78 of the Winter Garden Code of Ordinances to allow the city to better comply with and enforce the requirements of the Clean Water Act and Rule 62-265, Florida Administrative Code.

Recommended action:

Recommend adopting Ordinance 11-38 with Exhibit "A" that updates Winter Garden Code of Ordinances Article IV, Chapter 78 to allow the City to better comply with the Florida Administrative Code Article VIII related to the Clean Water Act and Rule 62-265.

Attachments/References:

- Ordinance 11-38 with Exhibit "A" to update Article IV, Chapter 78 of the Code of Ordinances

ORDINANCE NO. 11-38

AN ORDINANCE OF THE CITY OF WINTER GARDEN, FLORIDA, AMENDING AND REVISING CHAPTER 78, ARTICLE IV OF THE WINTER GARDEN CODE OF ORDINANCES PERTAINING TO UNIFORM REQUIREMENTS FOR PUBLICLY OWNED TREATMENT WORKS, INDUSTRIAL WASTE HANDLING, AND TREATMENT OF WASTEWATER IN ACCORDANCE WITH THE CLEAN WATER ACT AND RULE 62-625 OF THE FLORIDA ADMINISTRATIVE CODE AND OTHER APPLICABLE FEDERAL AND STATE LAWS AND REGULATIONS; PROVIDING FOR CONFLICT, SEVERABILITY AND CODIFICATION; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Florida Constitution and the Legislature of the State of Florida have authorized and delegated in § 2(b), Article VIII of the Florida Constitution, and Chapter 166, Florida Statutes, the authority of local government units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

WHEREAS, the City desires to update Article IV, Chapter 78 of the Winter Garden Code of Ordinances to allow the City to better comply with and enforce the requirements of the Clean Water Act and Rule 62-265, Florida Administrative Code;

BE IT ENACTED BY THE CITY OF WINTER GARDEN:

SECTION I: That Article IV of Chapter 78 of the Code of Ordinances, City of Winter Garden, Florida, is amended as depicted in **Exhibit "A,"** attached hereto and incorporated herein (underlined text indicates additions to while ~~struckout~~ text indicates deletions from Chapter 78, Article IV of the Winter Garden Code of Ordinances.

SECTION II. CONFLICT. If any Ordinances or parts of Ordinances are in conflict herewith, this Ordinance shall control to the extent any such conflict exists.

SECTION III. SEVERABILITY. If any portion of this Ordinance is determined to void, unconstitutional, or invalid by a court of competent jurisdiction, the remainder of this Ordinance shall remain in full force and effect.

SECTION IV. CODIFICATION. That Section I of this Ordinance shall be codified and made a part of the City of Winter Garden Code of Ordinances; that the Sections of this Ordinance may be renumbered or relettered to accomplish such intention; the word "*Ordinance"* may be changed to *"Section", "Article",* or other appropriate word.

SECTION V. EFFECTIVE DATE. This Ordinance shall become effective 60 days after approval by the City Commission at its second reading.

FIRST READING: __November 10____, 2011.

SECOND READING AND PUBLIC HEARING HELD: __December 8_____, 2011.

APPROVED:

_____
John Rees, Mayor/Commissioner

ATTEST:

_____
Kathy Golden, City Clerk

ARTICLE IV. INDUSTRIAL WASTE

Sec. 78-126. Purpose and Policy.

(a) *Purpose.* The purpose of this article is to set forth uniform requirements for users of the City's publicly owned treatment works (POTW) to enable the City to comply with the provisions of the Clean Water Act and Chapter 62-625, F.A.C. and other applicable federal and state law and regulations, as they may be from time to time promulgated or amended, and to provide for the public health and welfare by regulating the quality and quantity of wastewater discharged into the City's POTW.

(b) *Objectives.* The objectives of this article include but are not limited to:

(1) Prevent introduction of pollutants into the POTW which will interfere with the operation of the POTW or contaminate the resulting sludge;

(2) Prevent the introduction of pollutants into the POTW which will pass through the system, inadequately treated, into receiving surface waters or groundwaters or the atmosphere or otherwise be incompatible with the POTW;

(3) Provide for the general health, safety and welfare of both POTW employees and the general public.

(4) Ensure that the opportunity for recycling and reclaiming of wastewaters and sludges from the POTW will be ever present;

(5) Provide for equitable distribution of the cost of operation, maintenance and improvement of the POTW;

(6) Enable the City’s POTW to comply with NPDES permit conditions, effluent and sludge use and disposal requirements and any other federal or state permits or laws to which it is subject;

(7) Provide uniform requirements for building sewers and connections to the City's wastewater system;

(8) Provide uniform requirements for industrial wastewater discharge; and

(9) Regulate private wastewater disposal systems.

(c) *Application.* This article shall apply to the City and to persons outside the City who are, by contract or agreement with the City, users of the City’s POTW. The article authorizes the issuance of Industrial wastewater discharge permits; provides for monitoring, compliance, and enforcement activities; establishes administrative review procedures; requires User reporting; and provides for the setting of fees for the equitable distribution of costs resulting from the program established herein. Except as otherwise provided in this article, the Assistant to the City Manager for Public Services shall administer, implement, and enforce this article. Any powers granted to or duties imposed upon the Assistant to the City Manager for Public Services may be delegated by the Assistant to the City Manager for Public Services to a duly authorized City employee.
(Code 1988, § 22-76)

Sec. 78-127. Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Act or the act means the Federal Water Pollution Control Act, also known as the Clean Water Act, as amended, 33 USC 1251 et seq.

Approval authority means the State of Florida Department of Environmental Protection or its successor agencies.

Assistant to the City Manager for Public Services means the City administrative official who has overall responsibility for overseeing the administration of the City of Winter Garden's Industrial Pretreatment Program, or his designee, authorized deputy, agent, or representative.

Authorized representatives of industrial user. An authorized representative of an industrial user may be:

(a) If the User is a corporation:

(1) The president, secretary, treasurer, or a vice-president of the corporation in charge of a principal business function, or any other person who performs similar policy or decision-making functions for the corporation; or

(2) The manager of one or more manufacturing, production, or operating facilities, provided the manager is authorized to make management decisions that govern the operation of the regulated facility including having the explicit or implicit duty of making major capital investment recommendations, and initiate and direct other comprehensive measures to assure long-term environmental compliance with environmental laws and regulations; can ensure that the necessary systems are established or actions taken to gather complete and accurate information for Industrial Waste Discharge Permit (IWDP) requirements; and where authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures.

(b) If the User is a partnership or sole proprietorship: a general partner or proprietor, respectively.

(c) If the User is a Federal, State, or local governmental facility: a director or highest official appointed or designated to oversee the operation and performance of the activities of the government facility, or their designee.

(d) The individuals described in paragraphs 1 through 3, above, may designate a Duly Authorized Representative if the authorization is in writing, the authorization specifies the individual or position responsible for the overall operation of the facility from which the discharge originates or having overall responsibility for environmental matters for the company, and the written authorization is submitted to the City.

Best Management Practices or BMPs mean schedules of activities, prohibitions of practices, maintenance procedures, and other management practices to implement the prohibitions listed in Section 78-132 (a) and (b) of this article. BMPs also include treatment requirements, operating procedures, and practices to control plant site runoff, spillage or leaks, industrial sludge or waste disposal, or drainage from raw materials storage.

BOD (biochemical oxygen demand) means the quantity of oxygen utilized in the biochemical oxidation of organic matter under standard laboratory procedure in five days at 20 degrees Celsius, expressed in milligrams per liter. The BOD shall be determined in accordance with procedures set forth in Standard Methods, as defined in this section.

Building drain means that part of the lowest horizontal piping of the internal plumbing system which receives the wastewater discharge from other plumbing inside the walls of the building and conveys it to a point five feet outside the outer face of the building wall to the building sewer.

Building sewer means the service line from the public sewer or other place of disposal to a point five feet outside the building wall.

Bypass means the intentional diversion of wastestreams from any portion of a User's treatment facility.

Categorical Pretreatment Standard or Categorical standard means any regulation containing pollutant discharge limits promulgated by EPA in accordance with sections 307(b) and (c) of the Act (33 U.S.C. section 1317) that apply to a specific category of Users and that appear in 40 CFR Chapter I, Subchapter N, Parts 405-471.

Categorical Industrial User means an ~~Industrial User~~industrial user subject to ~~a~~ categorical Pretreatment ~~Standard or categorical Standard~~Standards under Rule 62-625.410, F.A.C., including 40 CFR Chapter I, Subchapter N, Parts 405 through 471, hereby adopted and incorporated by reference.

City means the City of Winter Garden, Florida, a municipal corporation, or where appropriate the term may also be used as a designation for any duly authorized official or employee of the City.

COD (chemical oxygen demand) means the laboratory determination of the oxygen equivalent expressed in milligrams per liter of that portion of the sample that is susceptible to oxidation by the standard dichromate reflux method. The COD shall be determined in accordance with procedures set forth in Standard Methods.

Combined wastestream formula (CWF) means a procedure for calculating alternative discharge limits at industrial facilities where a regulated wastestream from a categorical industrial user is combined with other wastestreams prior to treatment or discharge as provided for in 40 CFR 403.6(e) and Rule 62-625.410(6), F.A.C.

Compatible pollutant means biochemical oxygen demand, chemical oxygen demand, fats, oils or grease, suspended solids, pH, ammonia, nitrogen, total Kjeldahl nitrogen and fecal coliform bacteria, plus any additional pollutants identified in the City's POTW NPDES permit, where the POTW is capable of treating such pollutants, does treat such pollutants and, in fact, does treat such pollutants to the degree required by the POTW's NPDES permits.

Control Authority means the public utility (City of Winter Garden) that administers a pretreatment program that has been approved by the approval authority in accordance with the requirements of 62-625.510, F.A.C.

Cooling water means

(a) *Uncontaminated.* Water used for cooling purposes only which has no direct contact with any raw material, intermediate, or final product and which does not contain a level of contaminants detectably higher than that of the City's potable water except for heat.

(b) *Contaminated.* Water used for cooling purposes which may become contaminated either through the use of water treatment chemicals used as corrosion inhibitors or biocides, or by direct contact with process materials and/or wastewater.

Customer means the actual user of the sewer.

Daily Maximum. The arithmetic average of all effluent samples for a pollutant collected during a calendar day.

Dilute wastestream, for purposes of the combined wastestream formula, means the average daily flow (at least 30-day average) from;

(a) Boiler blowdown streams, noncontact cooling streams, and demineralized backwash streams (provided, however, that where such streams contain a significant amount of a pollutant, and the combination of such streams, prior to treatment, with the industrial users regulated process wastestream(s) will result in a substantial reduction of that pollutant, the Assistant to the City Manager for Public Services, upon application of

the industrial user may exercise discretion to determine whether such stream(s) should be classified as diluted or unregulated. In its application to the Assistant to the City Manager for Public Services, the industrial user must provide engineering, production, sampling and analysis, and such other information so that the Assistant to the City Manager for Public Services can make a determination);

(b) Sanitary wastestreams where such streams are not regulated by a categorical pretreatment standard; or

(c) From any wastestreams in which:

(1) The pollutants of concern are not detectable in the effluent from the industrial user.

(2) The pollutants of concern are present only in trace amounts and are neither causing nor likely to cause toxic effects.

(3) The pollutants of concern are present in amounts too small to be effectively reduced by current technologies.

(4) The wastestream contains only pollutants which are compatible with the POTW.

Direct discharge means the discharge of treated or untreated wastewater directly to any surface or underground waters.

Domestic wastewater means the wastes produced from noncommercial or nonindustrial activities and which result from normal human living processes, which are of substantially similar origin and strength to those typically produced in households.

Environmental Protection Agency or EPA means the U.S. Environmental Protection Agency, or where appropriate the term may also be used as a designation for the administrator or other duly authorized official of such agency.

Existing Source means any source of discharge, the construction or operation of which commenced prior to the publication by EPA of proposed categorical pretreatment standards, which will be applicable to such source if the standard is thereafter promulgated in accordance with Section 307 of the Act.

Garbage means animal and vegetable wastes resulting from the domestic and commercial preparation, cooking, dispensing, and consumption of food and from the handling, storage and sale of produce.

Grab sample means ~~a~~ an individual, discrete sample ~~which is taken from a waste stream on a one-~~collected at a specific time~~ basis with no regard to~~. A grab sample includes all sub samples or aliquots (e.g. individual containers for specific analytes or analyte groups), sample fractions (e.g. total and filtered samples), and all applicable field quality control samples (e.g. field sample duplicates or split samples) collected at the ~~flow in the waste stream and over a period of~~ same locations within a time not ~~to exceed~~exceeding fifteen (15) minutes.

Gray water means all residential waste other than that carried off by toilet and kitchen drains and sewers, including bath, lavatory, sink (other than a kitchen sink) and laundry wastes.

Holding tank waste means any waste from holding tanks such as but not limited to vessels, aircraft, chemical toilets, campers, trailers, septic tanks, and vacuum-pump tank trucks.

Incompatible pollutant means all pollutants other than compatible pollutants, as defined in this section. More specifically, it shall mean any pollutant other than BOD, suspended solids, pH, and fecal coliform bacteria or additional pollutants identified in the publicly

owned treatment facilities which the facilities were not designed to treat or do not remove to an acceptable degree.

Indirect discharge or discharge means the discharge or the introduction of pollutants from any nondomestic source into the POTW, including holding tank waste discharged into the system.

Industrial user means any user of publicly owned treatment works identified in the Standard Industrial Classification Manual, 1972, Office of Management and Budget, as amended and supplemented, under the following divisions:

(a) Division A, Agriculture, Forestry and Fishing;
(b) Division B, Mining;
(c) Division D, Manufacturing;
(d) Division E, Transportation, Communication, Electric, Gas and Sanitary Services;
(e) Division G, Retail Trade; and
(f) Division I, Services.

A user in the divisions listed in this definition may be excluded if it is determined by the Assistant to the City Manager for Public Services that it will introduce primarily segregated domestic wastes or wastes from sanitary conveniences and is not a significant industrial user as defined in this section.

Industrial wastes mean the liquid wastes from industrial manufacturing processes, trade or business as distinct from domestic wastewater.

Industrial wastewater discharge permit or permit or IWDP means a permit issued to an industrial user by the City which authorizes the discharge of industrial wastewater to the POTW. This permit may set certain conditions and restrictions to this discharge.

Infiltration means the water unintentionally entering the public sewer system, including water from sanitary building drains and sewers, from the ground through such means as but not limited to defective pipes, pipe joints, connections, or manhole walls. Infiltration does not include and is distinguished from inflow.

Infiltration/inflow means the total quantity of water from both infiltration and inflow, without distinguishing the source.

Inflow means the water discharge into a sanitary sewer system, including building drains and sewers, from such sources as but not limited to roof gutters; cellar, yard, and area drains; foundation drains; unpolluted cooling water discharges; drains from springs and swampy areas; manhole covers; cross connections from storm sewers or combined sewers; catch basins; stormwaters; surface runoff; street washwaters; or drainage. Inflow does not include, and is distinguished from, infiltration.

Instantaneous maximum allowable discharge limit or Instantaneous Limit means the maximum concentration of a pollutant allowed to be discharged at any time, determined from the analysis of any discrete or composited sample collected, independent of the industrial flow rate and the duration of the sampling event.

Interference means a discharge which, alone or in conjunction with a discharge or discharges from other sources:

(a) Inhibits or disrupts the POTW, its treatment processes or operations or its sludge processes, use or disposal; or

(b) Causes a violation of any requirement of any permit held by the POTW (including an increase in the magnitude or duration of a violation) or prevents sewage sludge use or disposal in compliance with the following statutory provisions and regulations or permits issued thereunder (or more stringent State or local regulations): Section 405 of the Act, (33 USC 1345), the Solid Waste Disposal Act (SWDA), RCRA, and State regulations contained in any State sludge management plan prepared pursuant to title D of the SWDA, the Clean Air Act, the Toxic Substances Control Act, and the Marine Protection,

Research and Sanctuaries Act or any other applicable federal or State legislation or regulation.

Local pollutant means a pollutant, as identified in this section, which may be subject to regulation and restrictions for discharge to the public sewer system.

Lower explosive limit (LEL) means the minimum concentration of combustible gas or vapor in air that will ignite.

Maximum allowable concentration means the maximum permitted amount of a specified pollutant in a volume of water or wastewater.

Medical Waste means isolation wastes, infectious agents, human blood and blood products, pathological wastes, sharps, body parts, contaminated bedding, surgical wastes, potentially contaminated laboratory wastes, and dialysis wastes.

~~*National categorical pretreatment standard or pretreatment standard* means any regulation containing pollutant discharge limits promulgated by the EPA in accordance with section 307(b) and (c) of the act (33 USC 1317) which applies to a specific category of industrial users, or promulgated under 40 CFR 401--471, chapter I, subchapter N and adopted by reference in Chapter 62-660.400(1)(e), F.A.C.~~
National categorical Pretreatment Standard: see Pretreatment Standard below.

National Pollution Discharge Elimination System permit or NPDES permit means a permit issued to a publicly owned treatment works pursuant to section 402 of the act (33 USC 1342).

National prohibitive discharge standard or prohibitive discharge standard means any regulation developed under the authority of section 307(b) of the act and 40 CFR 403.5.

Natural outlet means any outlet into a watercourse, pond, ditch, lake or other body of surface water or groundwater.

New source means;

(a) Any building, structure, facility, or installation from which there is (or may be) a discharge of pollutants, the construction of which commenced after the publication of proposed Pretreatment Standards under section 307(c) of the Act that will be applicable to such source if such Standards are thereafter promulgated in accordance with that section, provided that:

(1) The building, structure, facility, or installation is constructed at a site at which no other source is located; or

(2) The building, structure, facility, or installation totally replaces the process or production equipment that causes the discharge of pollutants at an Existing Source; or

(3) The production or wastewater generating processes of the building, structure, facility, or installation are substantially independent of an Existing Source at the same site. In determining whether these are substantially independent, factors such as the extent to which the new facility is integrated with the existing plant, and the extent to which the new facility is engaged in the same general type of activity as the Existing Source, should be considered.

(b) Construction on a site at which an Existing Source is located results in a modification rather than a New Source if the construction does not create a new building, structure, facility, or installation meeting the criteria of Section (1)(b) or (c) above but otherwise alters, replaces, or adds to existing process or production equipment.

(c) Construction of a New Source as defined under this paragraph has commenced if the owner or operator has:

(1) Begun, or caused to begin, as part of a continuous onsite construction program

a. any placement, assembly, or installation of facilities or equipment; or

b. significant site preparation work including clearing, excavation, or removal of existing buildings, structures, or facilities which is necessary for the placement, assembly, or installation of new source facilities or equipment; or

(2) Entered into a binding contractual obligation for the purchase of facilities or equipment which are intended to be used in its operation within a reasonable time. Options to purchase or contracts which can be terminated or modified without substantial loss, and contracts for feasibility, engineering, and design studies do not constitute a contractual obligation under this paragraph.

Noncontact cooling water means water used for cooling that does not come into direct contact with any raw material, intermediate product, waste product, or finished product.

Pass through means a discharge which exits the POTW into waters of the ~~United States~~State in quantities or concentrations which, alone or in conjunction with a discharge or discharges from other sources, is a cause of a violation of any requirement of ~~[~~the ~~City's~~POTW's] NPDES permit~~, (~~including an increase in the magnitude or duration of a violation~~.~~).

Person means any individual partnership, co-partnership, firm, company, corporation, association, society, joint stock company, trust, estate, governmental entity or any other legal entity or combination thereof, or their legal representatives, agents or assigns. This definition includes all Federal, State, and local governmental entities.

pH means a quantitative expression for acidity or alkalinity of an aqueous solution. Theoretically pH = -log (base 10) cH, where cH is the concentration of hydrogen ions in grams per liter. Scale ranges from 0 to 14, pH 7 being neutral, less than 7 acid, more than 7 alkaline.

Pollutant means any dredged spoil; solid waste; incinerator residue; sewage; garbage; sewage sludge; munitions; medical wastes: chemical wastes; biological materials; radioactive materials; heat; wrecked or discharged equipment; rock; sand; cellar dirt; and industrial, municipal, and agricultural waste, and certain characteristics of wastewater (e.g., pH, temperature, TSS, turbidity, color, BOD, COD, toxicity, or odor).

Polluted water means water to which no constituent has been added, either intentionally or accidentally, which would render such water unacceptable to any person having jurisdiction thereof for disposal to storm or natural drains or directly to surface waters.

Pollution means the manmade or man-induced alteration of the chemical, physical, biological, and radiological integrity of water.

Pollution control facility. See *Wastewater Treatment Plant.*

Pretreatment means the reduction of the amount of pollutants, the elimination of pollutants, or the alteration of the nature of pollutant properties in wastewater to a less harmful state prior to or in lieu of discharging or otherwise introducing such pollutants into a publicly owned treatment works. The reduction or alteration can be obtained by physical, chemical or biological processes, process changes or by other means, except as prohibited by ~~Chapter~~Subsection 62-625.410(5), F.A.C.

Pretreatment ~~*requirements*~~*Requirement* means any substantive or procedural requirement related to pretreatment, other than a ~~national categorical pretreatment standard~~Pretreatment Standard imposed on an industrial user.

Pretreatment ~~*standards or standards*~~*Standard* means~~, for~~ any ~~specified~~regulation containing pollutant~~,~~ discharge limits promulgated by the ~~City's~~EPA under Sections 307(b) and (c) of the CWA or by the FDEP under Chapter 403, Florida Statutes, which applies to industrial users. This term includes prohibitive discharge ~~standards as set forth~~limits established in Rule 62-625.400, F.A.C., and Section 72-132(a), (b) and (e) of this article~~, the state's pretreatment standards, or the national categorical pretreatment standards, or the City's local limits, whichever standard is the most stringent~~.

Private sewage collection system means a sewer system installed, maintained, operated, and owned by persons other than the City and connected to the public sewer.

Private sewage disposal system means a sewage collecting, treating and disposal facility installed, maintained and owned by persons other than the City and not connected to the public sewer.

Prohibited discharge standards or prohibited discharges means absolute prohibitions against the discharge of certain substances. These prohibitions appear in section 78-132 of this article.

Properly shredded garbage means the wastes from the preparation, cooking, and dispensing of food that have been shredded to such a degree that all particles will be carried freely under the flow conditions normally prevailing in public sewers, with no particle greater than one-half inch (1.25 centimeters) in any dimension.

Public Services Department means the Public Services Department of the City including all of its bureaus.

Public sewer means a sanitary sewer, other than a building sewer, that is owned or controlled by the City.

Publicly owned treatment works (POTW) means the same as the definition of sewer system and is a treatment works as defined by section 212 of the act (33 USC 1292) which is owned or operated in this instance by the City. This definition includes any public sewers that convey wastewater to the POTW treatment plant. For the purposes of this article, POTW also includes any sewers that convey wastewater to the POTW from persons outside the City who are, by contract or agreement with the City, users of the City's POTW.

Reclaimed water means water which, as a result of treatment of waste, is suitable for direct beneficial uses or a controlled use that would not occur otherwise.

Sanitary sewer means a pipe which carries wastewater and to which stormwaters, surface waters and groundwaters are not intentionally admitted.

Septic tank waste means any sewage from holding tanks such as vessels, chemical toilets, campers, trailers, and septic tanks.

Sewage. See Wastewater.

Sewer means a pipe or conduit for carrying wastewater.

Sewer system means any devices and systems used in the storage, treatment, recycling and reclamation of domestic sewage or industrial wastes of a liquid nature including interceptor sewers, outfall sewers, sewage collection systems, pumping, power, and other equipment and appurtenances; extensions, improvements, remodeling, additions and alteration thereof; elements essential to provide a reliable recycled supply such as standby treatment units and clear well facilities; and any works, including land that will be an integral part of the treatment process or is used for ultimate disposal of residues resulting from such treatment; and including combined stormwater and sanitary sewer systems.

Shall is mandatory; may is permissive.

Significant industrial user or SIU means;

Except as provided in paragraph (c) of this Section, a Significant Industrial User is:

(a) ~~An~~Categorical Industrial ~~User subject to categorical Pretreatment Standards; or~~Users;and

(b) ~~An Industrial User~~Any other industrial user that:

(1) Discharges an average of twenty-five thousand (25,000) GPD or more of process wastewater to the POTW (excluding ~~sanitary~~domestic wastewater, noncontact cooling and boiler blowdown wastewater);

(2) Contributes a process wastestream which makes up five (5) percent or more of the average dry weather hydraulic or organic capacity of the POTW treatment plant; or

(3) Is designated as such by the control authority on the basis that ~~it~~the industrial user has a reasonable potential for adversely affecting the POTW's operation or for violating any ~~pretreatment standard~~Pretreatment Standard or ~~requirement~~Requirement in accordance with Rule 62-625.500(2)(e), F.A.C.

(c) Upon a finding that a User meeting the criteria in ~~Subsection (2) of this part~~(b) above has no reasonable potential for adversely affecting the POTW's operation or for violating any Pretreatment Standard or Requirement, the ~~Control Authority~~control authority may at any time, on its own initiative or in response to a petition received from an ~~Industrial User~~industrial user, and in accordance with Rule 62-625.500(2)(e), determine that such ~~industrial user should~~Industrial User is not~~ be considered~~ a Significant Industrial User.

Significant non-compliance or SNC means an ~~SIU~~industrial user shall be in significant noncompliance when any one or more of the following criteria are satisfied:

(a) Chronic violations of wastewater discharge limits~~ when 66~~, defined here as those in which sixty-six percent (66%) or more of all of the measurements taken during a six~~-~~ (6) month period exceed (by any magnitude) ~~the maximum limit~~a numeric Pretreatment Standard or ~~average limit (if applicable) for the same pollutant parameter~~Pretreatment Requirement including instantaneous limits ;

(b) Technical review criteria (TRC) violations~~ when 33~~, defined here as those in which thirty-three percent (33%) or more of all of the measurements for each pollutant parameter taken during a six~~-~~ (6) month period equal or exceed the product of the ~~maximum limit~~numeric Pretreatment Standard or ~~average limit (if applicable)~~Pretreatment Requirement including instantaneous limits, multiplied by the applicable TRC~~:~~

~~(1) For conventional pollutants,~~ (TRC = 1.4 ~~or 40 percent over the limit;~~

~~(~~for BOD, TSS, total oil and grease, and 1.2~~) For~~ for all other pollutants~~, TRC = 1.2 or 20 percent over the limit;~~ except pH);

(c) When the SIU fails to respond within ten days of receipt of a notice of violation (NOV) issued by the Assistant to the City Manager for Public Services;

(d) When the SIU fails to accurately report noncompliance;

(e) Any other violation of a ~~pretreatment effluent limit~~Pretreatment Standard or Pretreatment Requirement as defined above, (daily maximum~~ or longer~~, long-term average, instantaneous limit, or narrative standard) that the control authority determines has caused, alone or in combination with other discharges, interference or pass through, (including endangering the health of POTW personnel or the general public);

(f) Any discharge of a pollutant that has caused imminent endangerment to human health, welfare or to the environment or has resulted in the POTW's exercise of its emergency authority under ~~Rule 62-625.500(2)(a)(5)(b~~Section 78-138(e) of this ~~section~~article to halt or prevent such a discharge;

(g) Failure to meet, within ninety (90) days after the schedule date, a compliance schedule milestone contained in ~~a local control mechanism~~an IWDP or enforcement order for starting construction, completing construction, or attaining final compliance;

(h) Failure to provide, within ~~30~~forty-five (45) days after the due date, required reports such as baseline monitoring reports, 90-day compliance reports, periodic self-monitoring reports, and reports on compliance with compliance schedules;

(i) Any other violation or group of violations~~ that~~, including a violation of Best Management Practices, which the Control Authority determines will adversely affect the operation or implementation of the local pretreatment program.

Significant violation means a violation of this article which remains uncorrected 30 days after notification of noncompliance; or which is part of a pattern of noncompliance; or which involves failure to accurately report noncompliance; or which resulted or results in the City exercising its emergency authority under this article or any related chapter of this Code.

Slug or slug load or slug discharge means any discharge at a flow rate or concentration, which could cause a violation of the prohibited discharge standards in this ordinance. A slug discharge is any discharge of a non-routine, episodic nature, including but not limited to an accidental spill or a non-customary batch discharge, which has a reasonable potential to cause interference or pass through, or in any other way violate the POTW's regulations, local limits or permit conditions.

Spill containment plan (SCP) means detailed plans, on file at the Public Services Department, showing facilities and operating procedures to provide protection from accidental discharge. All industrial users whose wastewater includes or could include compatible or incompatible pollutants in amounts great enough to cause interference with the POTW shall be required to have such plans. Industrial users shall complete construction of such facilities and provide such operating procedures to the City within one year of notification. No user who begins contributing to or could contribute such pollutants to the POTW after the effective date of the ordinance from which this article derives and who has been so notified shall be permitted to introduce such pollutants into the POTW until accidental discharge facilities and procedures, as appropriate, have been approved by the City and installed by the industrial user. Review and approval of such plans and operating procedures shall not relieve the industrial user from the responsibility to modify its facility, as necessary, to meet each and every requirement of this article.

Standard Industrial Classification (SIC) means a classification pursuant to the Standard Industrial Classification Manual issued by the Executive Office of the President, Office of Management and Budget, 1987, as it may be amended or supplemented.

Standard Methods means the current edition of Standard Methods for the Examination of Water and Wastewater, as published jointly by the American Public Health Association, Water Environment Federation, and American Water Works Association.

Storm drain or storm sewer means a sewer which carries stormwaters and surface waters and drainage, but excludes sewage and industrial wastes, other than unpolluted cooling water.

Stormwater means any flow occurring during or following any form of natural precipitation and resulting therefrom.

Suspended solids means solids that either float on the surface of or are in suspension in water, sewage or other liquids and which are removable by laboratory filtering.

Total metals means the sum of metals (in mg/l) listed under subsection 78-132(d) or any metal considered a pollutant by the Public Services Department.

Toxic pollutant means any pollutant or combination of pollutants listed as toxic in regulations promulgated by the administrator of the Environmental Protection Agency under the provision of section 307(s) of the act or other laws.

Treatment works. See *Sewer system.*

Twenty-four hour, flow proportional composite sample means a sample consisting of several effluent portions collected during a 24-hour period in which the portions of the sample are proportionate to the flow and combined to form a representative sample.

Upset means an exceptional incident in which there is unintentional and temporary noncompliance with categorical Pretreatment Standards because of factors beyond the reasonable control of the User. An upset does not include noncompliance to the extent caused by operational error, improperly designed treatment facilities, inadequate treatment facilities, lack of preventive maintenance, or careless or improper operation.

User means any person who discharges, causes or allows the discharge of wastewater which makes its way to a public sewer.

Wastewater means the liquids or water-carried industrial or domestic wastes from dwellings, commercial buildings, industrial facilities, and institutions, together with any groundwater, surface water, and stormwater, whether treated or untreated, which are contributed to the POTW.

Wastewater constituents and characteristics means the individual chemical, physical, bacteriological and radiological parameters, including volume and flow rate and such other parameters that serve to define, classify or measure the contents, quality, quantity and strength of wastewater.

Wastewater Division means the wastewater division of the City, including all of its bureaus.

Wastewater treatment plant means that portion of the POTW which is designed to provide treatment of municipal sewage and industrial waste.

(Code 1988, § 22-77)

Cross references: Definitions generally, § 1-2.

Sec. 78-128. Abbreviations.

The abbreviations used in this article shall have the designated meaning as follows:

BMP	Best Management Practice
BMR	Baseline Monitoring Report
BOD	Biochemical Oxygen Demand
CBOD	Carbonaceous Biochemical Oxygen Demand
CFR	Code of Federal Regulations
COD	Chemical Oxygen Demand
CWA	Clean Water Act
EPA	U.S. Environmental Protection Agency
~~FAC~~F.A.C	Florida Administrative Code
FDEP	Florida Department of Environmental Protection
IU	Industrial User
IWDP	Industrial Wastewater Discharge Permit
l	Liter
mg	Milligrams
mg/l	Milligrams per liter
NAICS	North American Industry Classification System

NOV	Notice of Violation
NOSNC	Notice of Significant Non-Compliance
NPDES	National Pollutant Discharge Elimination System
POTW	Publicly Owned Treatment Works
SIC	Standard Industrial Classification
SIU	Significant Industrial User
SNC	Significant Non-Compliance
TSS	Total Suspended Solids
USC	United States Code

(Code 1988, § 22-78)

Sec. 78-129. Use of public sewers required.

(a) It shall be unlawful for any person to place, deposit or permit to be deposited in any unsanitary manner on public or private property within the City or in any area under the jurisdiction of the City any human or animal excrement, garbage or other objectionable waste.

(b) It shall be unlawful to discharge to any natural outlet within the City or in any area under the jurisdiction of the City any wastewater or other polluted waters, except where suitable treatment has been provided in accordance with this article.

(c) Except as provided in this article, it shall be unlawful to construct or maintain any privy, privy vault, septic tank, cesspool or other facility intended or used for the treatment or disposal of wastewater.

(d) The owner of every house, building or property used for human occupancy, employment, recreation or other purposes situated within the City and abutting on any street, alley or right-of-way in which there is located or may be located a public sanitary sewer is required at his expense to install suitable toilet facilities therein and to connect such facilities with the proper public sewer in accordance with this article within 90 days after date of official notice to do so.

(e) In isolated hardship instances, the Assistant to the City Manager for Public Services, with the concurrence of the City Commission, may exempt owners of property from the mandatory sewer connection requirements of this section upon a finding that the connection to the public sewer is not feasible. The determination of non-feasibility may be based upon financial considerations or physical obstructions which restrict connection to the sewer system. Every request from an owner of property for an exemption from the mandatory sewer connection shall be submitted in writing to the Assistant to the City Manager for Public Services and shall contain the name of the owner, the address and legal description of the property, the present use of the property and the justification for the requested exemption. The Assistant to the City Manager for Public Services shall review the request and shall grant or deny the request in writing, citing the specific reasons for the denial thereof, within 30 days following receipt of the completed application for any exemption. Failure of the Assistant to the City Manager for Public Services to make a determination within the 30-day period shall be deemed to constitute a denial of the request for an exemption. All denials of request for an exemption are subject to an administrative review by the City Commission.

(f) No person shall discharge any substance directly into a manhole or other opening in a public sewer other than through an approved building sewer or other approved connection, unless he shall have been issued a temporary permit by the Assistant to the City Manager for Public Services. The Assistant to the City Manager for Public Services shall incorporate in such temporary permit such conditions as he deems reasonably necessary to ensure compliance with this article, and the user shall be required to pay applicable charges and fees therefore.

(Code 1988, § 22-79)

Sec. 78-130. Private Sewage Collection System Connected to POTW.

(a) Before commencement of construction, reconstruction, enlargement, modification or improvement of a private sewage collection system connected to a POTW, the owner shall first obtain a written permit signed by the City manager. The application for such permit shall be made on a form furnished by the City, which the applicant shall supplement by any plans, specifications and other information as are deemed necessary by the City manager. A permit and inspection fee shall be paid to the City at the time the application is filed.

(b) The type, capacities, location and layout of a private sewage collection system connected to a POTW shall comply with all requirements of the City Public Services Department and the Department of engineering.

(c) A permit for a private sewage collection system connected to a POTW system shall not become effective until the private sewage collection system is completed and has been inspected and approved by the Assistant to the City Manager for Public Services, or designee. The Assistant to the City Manager for Public Services shall be allowed to inspect the work at any stage of construction and, in any event, the applicant for the permit shall notify the Assistant to the City Manager for Public Services when the work is ready for final inspection and before any underground portions are covered. The inspection shall be made within two days, excluding Saturday, Sunday and holidays, of the receipt of notice by the Assistant to the City Manager for Public Services.

(d) All costs and expenses incident to the installation and connection of the private sewage collection system shall be borne by the owner. The owner shall indemnify the City from any loss or damage that may directly or indirectly be occasioned by the installation or connection of the private sewage collection system.

(e) The owner shall operate and maintain the private sewage collection system in a sanitary and effective manner at all times, at no expense to the City. Private sewers shall be maintained so as to preclude the entrance of excessive amounts of infiltration and inflow. If it is determined by the Assistant to the City Manager for Public Services that excessive amounts of infiltration/inflow are entering the public sewer from a private sewage collection system, the owner shall be responsible for determining the cause and for making all necessary repairs to the system, to the Assistant to the City Manager for Public Services' satisfaction. All work shall be done by a contractor experienced in sewer rehabilitation work and acceptable to the Assistant to the City Manager for Public Services. Televising of the private sewer lines and submission of TV logs shall be required if determined necessary by the Assistant to the City Manager for Public Services. All operation, maintenance, and repair of private lift stations and pumping facilities shall be done by a reputable person experienced in the operation, maintenance and repair of such facilities, and upon demand the owner shall furnish such proof as the Assistant to the City Manager for Public Services deems necessary. The City shall have the right to inspect all private sewage collection systems and appurtenances and to cause discontinuance of sewer service if the private sewage collection is not maintained in a sanitary and effective operating condition or if the public sewer facilities may be harmed thereby.

(f) The City shall be responsible for the maintenance of the public sewer and for providing service to receive the approved sewer discharge from the private sewage collection system.

(Code 1988, § 22-80; Ord. No. 06-12, § 4, 3-9-06)

Sec. 78-131. Building Sewers and Connections.

(a) No authorized person shall uncover, make any connections with or opening into, use, alter, or disturb any public sewer or appurtenance thereof without first obtaining a written permit from the Assistant to the City Manager for Public Services or code enforcement official.

(b) There shall be two classes of building sewer permits as follows:

(1) Residential service; and

(2) Nonresidential service.

(c) All costs and expenses incident to the installation and connection of the building sewer shall be borne by the owner. The owner shall indemnify the City from any loss or damage that may directly or indirectly be occasioned by the installation of the building sewer.

(d) Old building sewers may be used in connection with new buildings only when they are found, on examination and test by the Assistant to the City Manager for Public Services, to meet all requirements of this article.

(e) The size, slope, alignment, materials of construction of a building sewer and the methods to be used in excavating, placing of the pipe, jointing, testing and backfilling the trench shall all conform to the requirements of the building and plumbing codes or other applicable rules and regulations of the City. In the absence of code provisions or in amplification thereof, the materials and procedures set forth in appropriate specifications of the American Society for Testing Materials and in the Manual of Practice No. 9 published by the Water Environment Federation shall apply.

(f) Whenever possible, the building sewer shall be brought to the building at an elevation below the basement floor. In all buildings in which any building drain is too low to permit gravity flow to the public sewer, sanitary sewage carried by such building drain shall be lifted by an approved means and discharged to the building sewer.

(g) No person shall make connection of roof downspouts, exterior foundation drains, areaway drains, or other sources of surface water runoff or groundwater to a building sewer or building drain which in turn is connected directly or indirectly to a public sanitary sewer.

(h) The connection of the building sewer into the public sewer or private sewage collection system shall conform to the requirements of the building and plumbing codes or other applicable rules and regulations of the City or the procedures set forth in appropriate specifications of the American Society for Testing Materials and in the Water Environment Federation Manual of Practice No. 9. All such connections shall be made gastight and watertight. Any deviation from the prescribed procedures and materials must be approved by the Assistant to the City Manager for Public Services or the building inspector before installation.

(i) The applicant for the building sewer permit shall notify the Assistant to the City Manager for Public Services or building inspector when the building sewer is ready for inspection and connection to the public sewer. The connection shall be made under the supervision of the building inspector.

(j) All excavations for the building sewer installation shall be adequately guarded with barricades and lights so as to protect the public from hazard. Streets, sidewalks, parkways and other public property disturbed in the course of the work shall be restored in a manner satisfactory to the City.

(k) The customer shall be responsible for the maintenance of the building sewer: specifically all plumbing from the public sewer into and including the house plumbing. The City shall have the right to inspect the building sewer and to cause discontinuance of sewer service to any property where the plumbing is not maintained in a sanitary and effective operating condition or if the public sewer facilities may be harmed thereby.

(l) Garages and other establishments where gasoline is used or where wastes containing grease in excessive amounts or where any flammable wastes, sand, or other harmful ingredients can be discharged and which are connected with municipal sewers shall be provided with a suitable trap or separator. All traps or separators shall be of a

type and capacity approved by the Assistant to the City Manager for Public Services and shall be located so as to be readily and easily accessible for cleaning and inspection.

(m)Where pretreatment or flow-equalizing facilities or traps or separators are provided for any waters or wastes, they shall be maintained continuously and in satisfactory and effective operation by the owner or the user, and at his sole expense.

(n) The City shall be responsible for the maintenance of the public sewer and for providing service to receive the approved sewage discharge from the building sewers.

(o) No unauthorized person shall maliciously, willfully or negligently break, damage, destroy, uncover, deface or tamper with any structure, appurtenance, or equipment which is a part of the public sewer system.

(Code 1988, § 22-81; Ord. No. 06-12, § 5, 3-9-06)

Sec. 78-132. Prohibitions and Limitations on Discharge into the POTW.

(a) *General Prohibitions.* No User shall introduce, or cause to be introduced, into the POTW any pollutant or wastewater which causes Pass Through or Interference. These general prohibitions apply to all Users of the POTW whether or not they are subject to categorical Pretreatment Standards or any other National, State, or local Pretreatment Standards or Requirements.

(b) *Specific Prohibitions.* No User shall introduce or cause to be introduced into the POTW the following pollutants, substances, or wastewater:

(1) Any liquids, solids or gases which because of their nature or quantity are or may be sufficient, either alone or by interaction with other substances, to cause fire or explosion or be injurious in any other way to the POTW or to the operation of the POTW, including, but not limited to, wastestreams with a closed-cup flashpoint of less than 140 degrees F. (60 degrees C.) using the test methods specified in 40 CFR 261.21. At no time shall two successive readings on an explosion hazard meter, at the point of discharge into the system or at any point in the system, be more than five percent or any single reading over ten percent of the lower explosive limit (LEL) of the meter. Prohibited materials include but are not limited to gasoline, kerosene, fuel oil, naphtha, benzene, toluene, xylene, ethers, alcohols, ketones, aldehydes, peroxides, chlorates, perchlorates, bromates, carbides, hydrides and sulfides or any other substances which the City, the state or any federal agency has determined or may determine to be a fire hazard or a hazard to the systems.

(2) Any wastewaters or waste having a pH less than 5.0 (or more than 9.5), or any liquids, solids, or gases having any other corrosive property capable of causing damage or hazard to structures, equipment and personnel of the POTW.

(3) Solids or viscous substances in quantities or of such size capable of causing obstruction to the flow in sewers, or other interference with the proper operation of the treatment works such as but not limited to grease, ashes, cinders, grass clippings, sand, mud, straw, shavings, metal, glass, rags, wastepaper, feathers, tar, asphalt residues, gas, fuel or lubricating oil, plastics, wood, unground garbage, whole blood, paunch manure, hair and fleshings, bones, entrails, paper dishes, cups, milk containers, etc., either whole or ground by garbage grinders.

(4) Pollutants, including oxygen-demanding pollutants (BOD, etc.), released in a discharge at a flow rate and/or pollutant concentration which, either singly or by interaction with other pollutants, will cause Interference with the POTW; or any materials that may exert or cause:

a. Inert suspended solids, such as but not limited to Fuller's earth, lime slurries and lime residues, or of dissolved solids, such as but not limited to sodium chloride and sodium sulfate.

b. BOD, chemical oxygen demand, or chlorine requirements in such quantities as to constitute a significant load on the wastewater treatment works.

c. Volumes of flow or concentration of wastes constituting slug discharges, as defined in this article.

(5) Any wastewater having a temperature which will inhibit biological activity in the POTW treatment plant resulting in interference, as defined in this article, but in no case may heated wastewater be discharged in such quantities that the temperature at the treatment works influent exceeds 40 degrees Celsius (104 degrees Fahrenheit). Unless a higher temperature is allowed in the user's wastewater discharge permit, no user shall discharge into any sewer line or other appurtenance of the POTW wastewater with a temperature exceeding 65.5 degrees Celsius (150 degrees Fahrenheit).

(6) Petroleum oil, non-biodegradable cutting oil or products of mineral oil origin in excess of 100 mg/l or parts per million.

(7) Pollutants which result in the presence of toxic gases, vapors, or fumes within the POTW in a quantity that may cause acute worker health and safety problems.

(8) Any trucked or hauled pollutants except those lawfully discharged at specific points designated by the Assistant to the City Manager for Public Services.

(9) Noxious or malodorous liquids, gases, solids, or other wastewater which, either singly or by interaction with other wastes, are sufficient to create a public nuisance or a hazard to life, or to prevent entry into the sewers for maintenance or repair.

(10) Wastewater which imparts color which cannot be removed by the treatment process, such as, but not limited to, dye wastes and vegetable tanning solutions, which consequently imparts color to the treatment plant's effluent, thereby violating the City's NPDES permit.

(11) Wastewater containing any radioactive wastes or isotopes of such half-life or concentration as may exceed limits established by the Assistant to the City Manager for Public Services in compliance with applicable State or Federal regulations.

(12) Storm Water, surface water, ground water, artesian well water, roof runoff, subsurface drainage, uncontaminated cooling water, swimming pool backwash or drainage, condensate, deionized water, noncontact cooling water, and unpolluted industrial process wastewater, unless specifically authorized by the Assistant to the City Manager for Public Services.

(13) Sludges, screenings, or other residues from the pretreatment of industrial wastes.

(14) Medical Wastes~~, except~~ in concentrations that will violate any of the objectives of this SUO, or as specifically authorized by the Assistant to the City Manager for Public Services in an ~~Industrial wastewater discharge permit~~IWDP.

(15) Wastewater causing, alone or in conjunction with other sources, the treatment plant's effluent to fail any toxicity test or to violate its NPDES or FDEP waste discharge permit or the receiving water quality standards.

(16) Detergents, surface-active agents, or other substances which that might cause excessive foaming in the POTW.

(17) Any water or waste containing fats, wax, grease or oils of animal or vegetable origin, whether emulsified or not, in excess of 100 mg/l or containing

substances which may solidify or become viscous at temperatures between 32 and 150 degrees Fahrenheit (zero and 65 degrees Celsius).

(18) Any substance which may cause the POTW's effluent or any other product of the POTW, such as residues, sludges, or scums, to be unsuitable for reclamation and reuse or to interfere with the reclamation process where the POTW is pursuing a reuse and reclamation program. In no case shall a substance discharged to the POTW cause the POTW to be in noncompliance with sludge use or disposal criteria, guidelines or regulations developed under section 405 of the act; any criteria, guidelines, or regulations affecting sludge use or disposal developed pursuant to the Solid Waste Disposal Act, the Clean Air Act, the Toxic Substance Control Act, or state criteria applicable to the sludge management method being used.

(19) Any garbage that has not been properly shredded. The installation and operation of any garbage grinder equipped with a motor of three-fourths horsepower (0.76 hp metric) or greater shall be subject to the review and approval of the Assistant to the City Manager for Public Services or building inspector.

(20) Any waters or wastes containing phenols or other taste- or odor-producing substances, in such concentrations exceeding limits which may be established by the Assistant to the City Manager for Public Services, as necessary, after treatment of the composite sewage, to meet the requirements of the state, federal or other public agencies of jurisdiction for such discharge to the receiving waters.

(21) Any discharges containing compounds that are labeled for the control of pest species of any type, such as, but not limited to, acaricides, bactericides, fungicides, herbicides, insecticides, molluscicides, nematicides and rodenticides.

(c) *Processing and storage of prohibited pollutants.* Pollutants, substances, or wastewater prohibited by this Section shall not be processed or stored in such a manner that they could be discharged to the POTW.

(d) *Stormwater*. Stormwater and all other unpolluted drainage shall be discharged to such sewers as are specifically designated as storm sewers or to a natural outlet approved by the Assistant to the City Manager for Public Services of public works. Industrial cooling water or unpolluted process waters may be discharged, on approval of the Assistant to the City Manager for Public Services, to a storm sewer or natural outlet.

(e) *Local Limits.* No person shall discharge wastewater containing pollutants in excess of the local limits for those pollutants which have been established for the City of Winter Garden's POTW using standard procedures, calculations and methods acceptable to FDEP to protect against pass through, interference, protection of POTW employees, and adverse affects on wastewater residuals disposal. No industrial user shall discharge process waste streams, unregulated waste streams, or dilute waste streams in excess of the concentrations set forth by the Assistant to the City Manager for Public Services. Local limits shall be included as permit conditions and attached to each SIU wastewater permit issued.

The established local limits are subject to change and shall be modified as needed based on regulatory requirements and standards, POTW operation, performance and processes, the industrial user base, potable water quality and domestic wastewater characteristics. Modifications to the established local limits must be reviewed and approved by FDEP prior to implementation. Implementation shall be effective 30 days from notice of acceptance of the modified limits by FDEP. Permitted SIUs shall also be issued an addendum to their wastewater discharge permit containing the new local limits.

The established local limits apply at the point where the wastewater is discharged from the SIU's lateral sewer into the City's sewer (End of Pipe). All concentrations for metallic substances are for total metal unless indicated otherwise. At his or her

discretion, the Assistant to the City Manager for Public Services may impose mass limitations in addition to or in place of the concentration-based limitations.

A copy of the approved local limits is adopted by reference in this ordinance and is available upon request at the following location.

City of Winter Garden
Assistant to the City Manager for Public Services
~~8 N. Highland Avenue~~
300 W Plant Street
Winter Garden, FL 34787.

The Assistant to the City Manager for Public Services may develop Best Management Practices (BMPs), by ordinance or in IWDPs to implement local limits and the requirements of Section 78-132 of this ordinance. Such BMPs shall be considered local limits and Pretreatment Standards for the purposes of this ordinance.

(f) *Dilution.* Unless expressly authorized by an applicable pretreatment standard or requirement, no user shall ever increase the use of process water, or in any way attempt to dilute a discharge as a partial or complete substitute for adequate treatment to achieve compliance with a pretreatment standard or requirement. The Assistant to the City Manager for Public Services may impose mass limitations on users which are using dilution to meet applicable pretreatment standards or requirements or in other cases where the imposition of mass limitations is appropriate pursuant to 40 CFR 403.6(c) or Rule 62-625.410(4), F.A.C.

(g) *Duty to comply.* Industrial users shall observe and comply with any and all federal, regional, state and local laws, rules, regulations, requirements, ordinances, orders, mandatory guidelines and procedures which apply or pertain to the collection, treatment and disposal of wastewater.

(h) *National categorical ~~pretreatment standards.~~Pretreatment Standards.* The national categorical ~~pretreatment standards~~Pretreatment Standards found at 40 CFR chapter I, subchapter N, parts 405-471 and Chapter 62-660, F.A.C., are incorporated by reference herein. Certain industrial users are or shall become (as determined by the State pursuant to Rule 62-625.410(2)(d), F.A.C.) subject to national categorical standards promulgated by the Environmental Protection Agency. The national categorical standards specify quantities or concentrations of pollutants or pollutant properties which may be discharged into the POTW. All industrial users subject to a national pretreatment standard shall comply with all requirements of such standard, which includes any monitoring or reporting requirements, and shall also comply with any additional or more stringent limitations contained in this article. Compliance with national pretreatment standards for existing sources subject to such standards or for existing sources which become subject to such standards shall be within three years following promulgation of the standards unless a shorter compliance time is specified in the standard or required by the City. Compliance with national pretreatment standards for new sources shall be required upon promulgation of the standard. Except where expressly authorized by an applicable national pretreatment standard, no industrial user shall increase the use of process water or in any way attempt to dilute a discharge as a partial or complete substitution for adequate treatment to achieve compliance with such standard and other pretreatment standards and requirements, including but not limited to more stringent local limits developed under 40 CFR 403.5(c), as it may be amended.

(i) *State Pretreatment Standards.* State requirements and limitations on discharges shall apply when they are more stringent than federal requirements and limitations or those in this article.

(j) *City's Right of Revisions.* The City reserves the right to establish by ordinance, ordinance revision, or through permit conditions more stringent local limitations, requirements, or time periods on discharges to the wastewater disposal system if deemed necessary to comply with the objectives stated for this article. The revision to discharge limitations in this article or in individual permits will be initiated by the Assistant to the

City Manager for Public Services when necessary. Affected parties will be duly notified and will have the opportunity to comment on the revisions prior to their adoption or incorporation. However, all affected parties are assumed to know and to comply with all state and federal rules, requirements, and guidelines including but not limited to the development, promulgation, and application of local limits; the appropriate use or inapplicability of combined waste stream formulas; and all industrial user and POTW monitoring and reporting requirements.

(Code 1988, § 22-82)

Sec. 78-133. Administration

(a) If any waters or wastes are discharged or are proposed to be discharged to the public sewers, which waters contain the substances or possess the characteristics enumerated in section 78-132 and which may have a deleterious effect on the public sewer system, processes, equipment or receiving waters or which otherwise create a hazard to life or constitute a public nuisance, the City, via the Assistant to the City Manager for Public Services, may:

(1) Reject the wastes.

(2) Require pretreatment to an acceptable condition prior to discharge to the public sewers.

(3) Require control over the quantities and rates of discharges.

(4) Require payment pursuant to this section and subsection, to cover the added cost of handling and treating the wastes not covered by existing taxes or sewer charges. The class descriptions and permitting fee shall be as follows:

a. Class 1 - Significant Industrial Users - shall apply for and obtain an IWDP prior to discharge, and periodic site visits will be performed by the City prior to any IWDP renewal. Class 1 users shall also submit a spill containment plan to the City. All class 1 users shall be assessed a permit fee of $250.00 and a renewal fee of $250.00. The permit fee shall be submitted together with the completed permit application. There shall be no fee assessed for the random sampling and compliance monitoring expenses incurred by the City; provided, however, that the sampling fees assessment as outlined in section 78-136(m) of this article shall be in full force and effect at all times.

b. Class 2 - Grease Dischargers - may have inspections by the City, and a permit may be required for these users.

c. Class 3 - Dischargers requiring a spill containment plan - are not required to have a permit, although their permit applications shall be kept on file pending a status change or reclassification.

d. Class 4 - Non-Industrial dischargers - are not required to have a permit, although their permit applications shall be kept on file pending a status change or reclassification.

e. Class 5 - Waste haulers - are regulated according to the following provisions:

1. Septic tank waste may be introduced into the POTW only at locations designated by the Assistant to the City Manager for Public Services, and at such times as are established by the Assistant to the City Manager for Public Services. Such waste shall not violate Section 78-132 of this ordinance or any other requirements established by the

City. The Assistant to the City Manager for Public Services may require septic tank waste haulers to obtain industrial wastewater discharge permits.

2. The Assistant to the City Manager for Public Services may require haulers of industrial waste to obtain industrial wastewater discharge permits. The Assistant to the City Manager for Public Services may require generators of hauled industrial waste to obtain industrial wastewater discharge permits. The Assistant to the City Manager for Public Services also may prohibit the disposal of hauled industrial waste. The discharge of hauled industrial waste is subject to all other requirements of this ordinance.

3. Industrial waste haulers may discharge loads only at locations designated by the Assistant to the City Manager for Public Services. No load may be discharged without prior consent of the Assistant to the City Manager for Public Services. The Assistant to the City Manager for Public Services may collect samples of each hauled load to ensure compliance with applicable Standards. The Assistant to the City Manager for Public Services may require the industrial waste hauler to provide a waste analysis of any load prior to discharge.

4. Industrial waste haulers must provide a waste-tracking form for every load. This form shall include, at a minimum, the name and address of the industrial waste hauler, permit number, truck identification, names and addresses of sources of waste, and volume and characteristics of waste. The form shall identify the type of industry, known or suspected waste constituents, and whether any wastes are RCRA hazardous wastes.

f. Any user or industry storing hazardous or toxic chemicals on site shall submit a spill containment plan to the City.

g. If the Assistant to the City Manager for Public Services permits the pretreatment or equalization of waste flows, the design and installation of the plans and equipment shall be subject to the review and approval of the Assistant to the City Manager for Public Services, and subject to the requirements of all applicable codes, ordinances, and laws. Where preliminary treatment or flow-equalizing facilities are provided for any waters or wastes, they shall be maintained continuously in satisfactory and effective operation by the permit holder at his expense as required by this section.

(b) *Interceptors.* Grease, oil and sand interceptors shall be provided when, in the opinion of the Assistant to the City Manager for Public Services, they are necessary for the proper handling of liquid wastes containing grease in excessive amounts, or any flammable wastes, sand or other harmful ingredients. All interceptors shall be of a type and capacity approved by the Assistant to the City Manager for Public Services and shall be located as to be readily and easily accessible for cleaning and inspection.

(c) *Wastewater survey.* When requested by the Control Authority, any new or existing industrial user and any zero process discharge industrial facility must submit information on the nature and characteristics of its wastewater, including production and disposal procedures, by completing a wastewater survey questionnaire. The Control Authority may prepare a form for this purpose and may periodically require industrial users to update the survey. Failure to complete this survey shall be a violation of this division.

(Code 1988, § 22-82)

Sec. 78-134. Industrial Wastewater Discharge Permits

(a) Requirements for industrial wastewater discharge permits (IWDPs) shall be as follows:

(1) *Permit required.* An IWDP shall be required of every industry who is designated as a significant industrial user (SIU) as defined by this division or whose discharge might contain the substances or possess the characteristics enumerated in section 78-132 or whose discharge might have an adverse impact or deleterious effect on any portion of the POTW.

(2) *Existing industrial wastewater dischargers.* Dischargers of industrial wastewater into the City's sewer system prior to the effective date of the ordinance from which this article derives are granted temporary authority to continue to discharge industrial wastewaters in compliance with the City's codes, regulations, and policies. This temporary authority shall expire 90 days after the date of notification by the Assistant to the City Manager for Public Services of the requirement for a discharger to make application for an IWDP. In no case shall this temporary authority extend beyond 90 days after the effective date of the ordinance from which this article derives. If, prior to the expiration date, the discharger has filed for an IWDP pursuant to subsections (a)(1) and (a)(5) of this section, its temporary authority to discharge will continue. In such case, this temporary authority shall expire on the date the IWDP is issued or denied. Any person discharging pursuant to the temporary authority provided in this subsection is subject to all sections of this article, and such authority may be suspended or revoked in accordance with the terms and procedures set forth in section 78-136(j).

(3) *New industrial wastewater dischargers.* Any User required to obtain an industrial wastewater discharge permit who proposes to begin or recommence discharging into the POTW must obtain such permit prior to the beginning or recommencing of such discharge. An application for this industrial wastewater discharge permit in accordance with section 78-134(a)(5) of this ordinance must be filed at least ninety (90) days prior to the date upon which any discharge will begin or recommence.

(4) *Compliance required.* No IWDP holder shall discharge industrial wastewater in excess of the quantity, rate of discharge, or quality conditions specified in the IWDP. Any person desiring to modify his discharge which would violate conditions of his IWDP shall apply for an amended permit.

(5) *IWDP applications.* Existing and proposed new industrial users required under the terms of this division to obtain a permit shall complete and file with the City an application in the form prescribed by the City. Proposed new industrial users shall file their applications at least 90 days prior to their discharging to the POTW. The applicant shall submit, where appropriate, the following:

a. The name, address, telephone number, and location if different from the address of the applicant, the owner of the premises from which industrial wastes are intended to be discharged, and the name of a local representative duly authorized to act on behalf of the company.

~~b. SIC number according to the Standard Industrial Classification Manual, Bureau of the Budget, 1987, as may be amended.~~
b. NAICS code or SIC number.

c. Average daily and three-minute peak wastewater flow rates, including daily, monthly and seasonal variations if any.

d. A brief description of all industrial process waste flows produced before and after pretreatment, if any, at the premises, including the daily volume and wastewater constituents and characteristics as determined by representative samples and analyses. All analyses shall be performed by a laboratory certified by Florida Department of Health for environmental analysis for all

pollutants concerned and in accordance with 40 CFR Part 136. The description should include a schematic process diagram, which indicates points of discharge to the POTW from the regulated processes.

e. Estimated time and duration of discharge within a 20 percent tolerance.

f. Site plans, floor plans, mechanical and plumbing plans and details to show all sewers, sewer connections, and appurtenances by the size, location and elevation.

g. Each product produced by type, amount, process or processes and rate of production.

h. Types of wastes generated, and a list of all raw materials and chemicals used or stored at the facility which are, or could accidentally or intentionally be, discharged to the POTW. Type and amount of raw materials processed (average and maximum per day).

i. Number and type of employees, and hours of operation of the plant and proposed or actual hours of operation of the pretreatment system.

j. The location for monitoring all wastes covered by the IWDP.

k. A list of any environmental control permits held by or for the facility.

l. Permit fees as determined by the Assistant to the City Manager for Public Services, and pursuant to this section.

m. A compliance schedule for meeting categorical pretreatment standards, the following conditions of which shall apply:

1. The schedule shall contain increments of progress in the form of dates for the commencement and completion of major events leading to the construction and operation of additional pretreatment required for the industrial user to meet the applicable categorical pretreatment standards (e.g., hiring an engineer, completing preliminary plans, completing final plans, executing contract for major components, commencing construction, completing construction, etc.).

2. No increment referred to in this section shall exceed nine months.

3. Not later than 14 days following each date in the schedule and the final date for compliance, the industrial user shall submit a progress report to the control authority including, at a minimum, whether or not it complied with the increment of progress to be met on such date and, if not, the date on which it expects to comply with this increment of progress, the reason for delay, and the steps being taken by the industrial user to return the construction to the schedule established. In no event shall more than nine months elapse between such progress reports to the City.

n. A statement signed by an authorized representative of the industrial user as follows:

``"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant

penalties for submitting false information, including the possibility of fines and imprisonment for knowing violation."

o. Any other information as may be deemed by the City to be necessary to evaluate the IWDP application.

Sec. 78-135. Processing and Issuance of IWDPs.

(a) The Assistant to the City Manager for Public Services will act only on an application which contains all of the information required in Section 78-134 (a)(5). A person who has filed an incomplete or inaccurate application will be notified by the Assistant to the City Manager for Public Services that the application is deficient and the nature of such deficiency and will be given 30 days to correct the deficiency. Upon receipt of a complete application, the Assistant to the City Manager for Public Services shall review and evaluate all data furnished by the SIU and may require additional data. The Assistant to the City Manager for Public Services shall review and evaluate the application and shall propose such special permit conditions as he deems advisable. All IWDPs shall be expressly subject to all sections of this article and all other applicable ordinances, laws, and regulations.

(b) Upon completion of his evaluation, the Assistant to the City Manager for Public Services shall notify the applicant of any special conditions which he proposes be included in the IWDP. The applicant shall have 30 days from and after the date of the Assistant to the City Manager for Public Services' recommendations for special permit conditions to review such and file written objections with the Assistant to the City Manager for Public Services regarding any such special permit conditions. The Assistant to the City Manager for Public Services may, but shall not be required to, schedule a meeting with applicant's authorized representative within 15 days following receipt of the applicant's objections, and attempt to resolve disputed issues concerning special permit conditions. If the applicant files no objections to special permit conditions proposed by the Assistant to the City Manager for Public Services or if a subsequent agreement is reached concerning such, the Assistant to the City Manager for Public Services shall issue an IWDP to the applicant with such special conditions incorporated therein.

(c) Issuance of an IWDP shall not relieve the discharger from complying with all applicable laws, regulations, and ordinances promulgated by other government authority, nor shall the issuance of an IWDP be construed as a representation by the City that the discharge permitted therein complies with all of such laws, regulations and ordinances. IWDPs are issued solely to govern the discharge of wastewater into the public sewer system and the applicable receiving waters, as between the discharger and the City, and shall not be construed to benefit any third party.

Sec. 78-136. Permit Requirements and Restrictions.

(a) *Requirements.* The requirements and restrictions in permits shall be uniformly enforced by the City and may include, but shall not be limited to, the following:

(1) Industrial wastewater discharge permits (IWDPs) must contain:

a. A statement that indicates the ~~wastewater discharge permit~~IWDP issuance date, expiration date and effective date.

b. A statement that the ~~wastewater discharge permit~~IWDP is nontransferable without prior notification to the City in accordance with this ordinance, and provisions for furnishing the new owner or operator with a copy of the existing ~~wastewater discharge permit~~IWDP.

c. Effluent limits, including BMPs, based on applicable ~~pretreatment standards and~~ general Pretreatment Standards in this article, categorical Pretreatment Standards, local limits, and State and local law.

d. Self monitoring, sampling, reporting, notification, and record-keeping requirements. These requirements shall include an identification of pollutants (or BMPs) to be monitored, sampling location, sampling frequency, and sample type based on Federal, State, and local law.

e. A statement of applicable civil and criminal penalties for violation of Pretreatment Standards and Requirements, and any applicable compliance schedule. Such schedule may not extend the time for compliance beyond that required by applicable Federal, State, or local law.

f. Requirements to control slug or accidental discharge, if determined by the control authority to be necessary.

(2) Industrial wastewater discharge permits may contain, but need not be limited to, the following conditions:

a. Limits on the average and/or maximum rate of discharge, time of discharge, and/or requirements for flow regulation and equalization.

b. Requirements for the installation of pretreatment technology, pollution control, or construction of appropriate containment devices, designed to reduce, eliminate, or prevent the introduction of pollutants into the treatment works.

c. Requirements for the development and implementation of spill control plans or other special conditions including management practices necessary to adequately prevent accidental, unanticipated, or non-routine discharges.

d. Development and implementation of waste minimization plans to reduce the amount of pollutants discharged to the POTW.

e. The unit charge or schedule of User charges and fees for the management of the wastewater discharged to the POTW.

f. Requirements for installation and maintenance of inspection and sampling facilities and equipment, including flow measurement devices.

g. A statement that compliance with the industrial wastewater discharge permit does not relieve the permittee of responsibility for compliance with all applicable Federal and State Pretreatment Standards, including those which become effective during the term of the industrial wastewater discharge permit; and

h. Compliance schedules.

i. Prohibition of discharge of certain wastewater constituents.

j. Requirements for maintaining and retaining plant records relating to wastewater discharge as specified by the City, and affording City access thereto; any industrial user subject to the reporting requirements established in this section shall maintain records of all information resulting from any monitoring activities required by this section. Such records shall include for all samples.

1. The date, exact place, method, and time of sampling and the names of the person taking the samples.

2. The dates analyses were performed.

3. The person that performed the analyses.

4. The analytical techniques/methods used; and

5. The results of such analyses.

k. Requirements for notification of the City for any new introduction of wastewater constituents or any substantial change in the volume or character of the wastewater constituents being introduced into the POTW.

l. Other conditions as deemed appropriate by the City to ensure compliance with this article. The City shall require that any or all of the pretreatment requirements or restrictions be provided by the user at his expense.

(b) *Costs of compliance.* The permittee shall be responsible for all costs associated with satisfying IWDP conditions, requirements and restrictions.

(c) *Pretreatment requirements.* If pretreatment is required through the issuance of an IWDP, the permittee shall, at its own expense, design, construct, operate, and maintain such wastewater pretreatment facilities whenever necessary to reduce, modify, or eliminate the user's wastewater discharge to achieve compliance with the limitations in wastewater strength set forth in section 78-132, to meet applicable national pretreatment standards or to meet any other wastewater condition or limitation contained in the user's IWDP. If required by the City, plans, specifications, and operating procedures for such wastewater pretreatment facilities shall be prepared by a registered professional engineer and shall be submitted to the Assistant to the City Manager for Public Services for review. Prior to beginning construction of such pretreatment facilities, the user shall submit a set of final construction plans and specifications to the Assistant to the City Manager for Public Services. Prior to beginning construction, the user shall also secure such building, plumbing, or other permits that may be required by the City. The user shall construct the pretreatment facility within the time provided in the user's IWDP. Following completion of construction, the user shall provide the Assistant to the City Manager for Public Services with as-built drawings. Neither filing of the plans nor the issuance of a permit shall be construed to indicate that the City in any way vouches for or warrants the performance capabilities of any facilities constructed pursuant to such plans, specifications, or data. Subsequent alterations or additions to such pretreatment of flow-control facilities shall not be made without prior notice to the City.

(d) *Duration.* IWDPs shall be issued for any specified period of time, not to exceed five years.

(e) *Applicant's right to object.* Upon receipt of the IWDP, the applicant shall have 45 days to file in writing objections to any term or condition of the IWDP and:

(1) If the applicant files no objections within this time, the IWDP is deemed to be accepted.

(2) If the applicant files a timely objection and agreement cannot be reached, the Assistant to the City Manager for Public Services may submit to the City Commission the proposed IWDP conditions and the applicant's written objections thereto at a meeting of the Commission.

(3) The City Commission shall schedule a public hearing within 90 days following the submission by the Assistant to the City Manager for Public Services of the proposed IWDP and written objections, unless such time be extended for just cause shown to resolve any disputed matters relevant to such IWDP. The Assistant to the City Manager for Public Services shall notify the applicant of the date, time, place and purpose of the hearing scheduled before the City Commission. The Commission shall establish such special permit conditions as it deems advisable to ensure the applicant's compliance with this division or applicable law or regulation and direct the Assistant to the City Manager for Public Services to issue an IWDP to the applicant accordingly.

(f) *Modification.* The terms and conditions of any IWDP may be subject to modification and change by the City during the life of the IWDP to accommodate

changed conditions and as local, state, regional, and federal laws, rules and regulations and case decisions are modified or amended or for a variation in reported data as provided in Section 78-137. Modifications may also be made to correct technical mistakes, erroneous interpretations of federal, State or local law, or typographical errors. IWDP holders shall be informed of any proposed changes in their respective permits at least 60 days prior to the effective date of change and shall be allowed to comment relating to any of the proposed changes in their permits within the first 30 days after issuance of such proposed change by the City. The City shall allow a discharger a reasonable period of time to comply with any changes in the permit required by the City, unless otherwise required by emergency or governmental regulations. The IWDP holder may petition the City for modification of the permit based on changed conditions. The Assistant to the City Manager for Public Services shall review such petitions with such supporting data as he deems necessary and shall take appropriate action.

(g) *Transferability.* A separate permit shall be required for each wastewater connection discharging, directly or indirectly, into the sewer system. For each discharger having multiple connections at a single plan or facility, a single permit shall be required which may set forth specific effluent limitations and conditions for discharge from each separate connection. Wastewater discharge permits are issued to a specific user for a specific operation. A wastewater discharge permit shall not be assigned or transferred or sold to a new owner, new user, or for different premises, unless approved by the Assistant to the City Manager for Public Services, and any such attempted assignment, transfer, or sale shall be void and of no effect.

(h) *IWDP re-issuance.* The SIU shall submit a completed reissuance application form as prescribed by the City together with a reissuance fee to the Assistant to the City Manager for Public Services at least 90 days prior to the expiration of the current IWDP. Conditions governing the re-issuance of an IWDP shall be the same as those governing the issuance of a new IWDP.

(i) *Continuation of expired IWDPs.* An expired IWDP will continue to be effective and enforceable until the IWDP is reissued provided:

(1) The SIU has submitted a completed IWDP application at least 90 days but not more than 120 days prior to the expiration date of the user's existing IWDP; and

(2) The failure to reissue the IWDP, prior to expiration of the previous IWDP, is not due to any act or omission on the part of the SIU.

(j) *Revocation of IWDP.* Any IWDP issued under the provisions of this division is subject to be modified, suspended or revoked in whole or in part during its term for cause shown including, but not limited to any one of the following:

(1) Violation of any terms or conditions of the IWDP or other applicable law or regulation.

(2) Obtaining an IWDP by misrepresentation or failure to disclose fully all relevant facts.

(3) Falsifying periodic compliance reports and certification statements.

(4) Tampering with monitoring equipment.

(5) Failure to pay any required charges.

(6) Failure or refusal to accept notices of violation or compliance schedules or other enforcement procedures.

(7) Failure to provide notification to the City of any change in any permitted user's operating condition that either alters the nature, quality or volume of its wastewater discharge or requires either a temporary or permanent reduction or elimination of the permitted discharge.

(8) When necessary to protect the public health, safety and welfare.

(k) *Regulation of waste received from other jurisdictions.* If another municipality, or user located within another municipality, contributes wastewater to the City of Winter Garden's POTW, the Control Authority shall enter into an inter-jurisdictional agreement with the contributing entity concerning the delegation of responsibility for the administration of the industrial pretreatment program in the specified area or user. An inter-jurisdictional agreement shall contain the following conditions:

(1) A requirement for the contributing municipality to adopt a sewer use ordinance which is at least as stringent as this ordinance and Local Limits, including required Baseline Monitoring Reports (BMRs) which are at least as stringent as those set out in this ordinance. The requirement shall specify that such ordinance and limits must be revised as necessary to reflect changes made to the City's ordinance or Local Limits.

(2) A requirement for the contributing municipality to submit a revised User inventory on at least an annual basis.

(3) A provision specifying which pretreatment implementation activities, including industrial wastewater discharge permit issuance, inspection and sampling, and enforcement, will be conducted by the contributing municipality; which of these activities will be conducted by the control authority; and which of these activities will be conducted jointly by the contributing municipality and the control authority.

(4) A requirement for the contributing municipality to provide the control authority with access to all information that the contributing municipality obtains as part of its pretreatment activities.

(5) Limits on the nature, quality, and volume of the contributing municipality's wastewater at the point where it discharges to the POTW.

(6) Requirements for monitoring the contributing municipality's discharge.

(7) A provision ensuring the control authority access to the facilities of Users located within the contributing municipality's jurisdictional boundaries for the purpose of inspection, sampling, and any other duties deemed necessary by the control authority; and

(8) A provision specifying remedies available for breach of the terms of the inter-jurisdictional agreement.

(l) *Accidental Discharge.* ~~Each industrial user~~The Assistant to the City Manager for Public Services shall ~~be required to establish~~evaluate whether each SIU needs an accidental discharge~~ / ~~/slug discharge control plan or other action to control Slug Discharges within a year from the date that each facility was first determined to be a SIU and required to apply for and be issued with an IWDP . The plan shall contain the following elements:

(1) Each user shall provide protection from accidental discharge of prohibited materials or other substances regulated by this article. Facilities to prevent accidental discharge of prohibited materials shall be provided and maintained at the owner's or user's own cost and expense. The Assistant to the City Manager for Public Services may require any industrial user to develop and implement an accidental discharge/slug control plan at its own expense. All industrial users shall provide facilities and institute such procedures as are reasonably necessary to prevent or minimize the potential for accidental discharge into the POTW of waste regulated by this section from liquid or raw material storage areas, from truck and rail car loading and unloading areas, from in-plant transfer or processing and materials handling areas, and from diked areas or holding ponds

of any waste regulated by this division. Detailed plans showing facilities and operating procedures to provide this protection shall be submitted to the City for review and shall be approved by the City before construction of the facility. All existing users shall complete such a plan by the date as specified by the IWDP. No new user who begins discharge to the POTW after the effective date of the ordinance from which this article derives shall be permitted to introduce pollutants into the system until accidental discharge procedures have been approved. All SIUs who store chemicals, or whose wastewater includes or could include pollutants in amounts sufficient to cause interference at a POTW treatment plant shall be required to develop an accidental discharge/slug control plan which shall be approved by the Assistant to the City Manager for Public Services and reevaluated at least once every two years. A copy of this plan shall be submitted to the Assistant to the City Manager for Public Services as part of the IWDP requirements. Accidental discharge/slug control plans should address, at a minimum, the following:

a. Description of discharge practices, including non-routine batch discharges.

b. Description of stored chemicals.

c. Procedures for immediately notifying the POTW of any accidental or slug discharge.

d. Procedures to prevent adverse impact from any accidental or slug discharges. Such procedures include, but are not limited to, inspection and maintenance of storage areas, handling and transfer of materials, loading and unloading operations, control of plant site run-off, worker training, building of containment structures or equipment, measures for containing toxic organic pollutants (including solvents), and/or measures and equipment for emergency response.

(2) SIUs who have a history of serious leaks, spills or other accidental slug discharges of waste regulated by this division shall be subject on a case-by-case basis to a special IWDP condition or requirement for the construction of facilities or establishment of procedures which will prevent or minimize the potential for such accidental discharge.

(3) Any person causing or suffering any discharge, whether accidental or not, which presents or may present an imminent or substantial endangerment to the health and welfare of persons, to the environment, or which is likely to cause interference with the POTW shall notify the Assistant to the City Manager for Public Services immediately by telephone. In the absence or unavailability of the Assistant to the City Manager for Public Services, notification shall be given to the City employee then in charge of the treatment works.

(4) Within five days following such occurrence, the user shall provide the Assistant to the City Manager for Public Services with a detailed written report describing the cause of the dangerous discharge and measures to be taken by the user to prevent similar future occurrences. Such notification shall not relieve the user of any expense, loss, damage, or other liability which may be incurred as a result of damage to the POTW, fish kills, or any other damage to person or property; nor shall such notification relieve the user of any fines, civil penalties, or other liability which may be imposed by this article or other applicable law. Furthermore, the industrial user shall control its production or all its discharges to the extent necessary to maintain compliance with all applicable City, state and federal regulations upon reduction, loss, or failure of its treatment facility, and until the facility is completely restored or an alternative and equally effective method of pretreatment is provided. This requirement applies in the situation where, among other things, the primary source of power of the treatment facility is reduced, lost or fails.

(5) A notice shall be permanently posted on the user's bulletin board or other prominent place advising employees who to call if a dangerous discharge occurs. Employers shall ensure that all employees who may cause or suffer such a dangerous discharge to occur are advised of the emergency notification procedure.

(6) Significant Industrial Users are required to notify the Assistant to the City Manager for Public Services immediately of any changes at its facility affecting the potential for a Slug Discharge.

(m) *City Costs*. Annual operation costs of the City's POTW for activities required under this section shall be recovered, at the City's option, through fees charged to the industries and users. Each user may be individually billed for the costs of any scheduled or unscheduled wastewater sampling, analysis and monitoring performed by the City. Each user shall be individually billed for the total costs of wastewater sampling and analysis for all demand monitoring and any other enforcement activities performed by the City. The billing may include direct costs incurred by the City or its authorized agent in sampling, inspecting, and laboratory analyses, adjusted to reflect administrative, legal and other indirect costs incurred by activities that may be required under this section. All self-monitoring costs incurred by any user, these self-monitoring costs including but not limited to the cost of sampling, analysis, and reporting, shall be borne by the user.

(n) *Sampling Station.* When required by the Assistant to the City Manager for Public Services, the IWDP owner of any property serviced by a building sewer carrying industrial wastes shall install at his expense an industrial sampling station according to the design as approved by the Assistant to the City Manager for Public Services together with such necessary approved meters and other appurtenances in the building sewer to facilitate observation, sampling, and measurement of the wastes. Such industrial sampling station, when required, shall be accessibly and safely located and shall be constructed in accordance with plans approved by the Assistant to the City Manager for Public Services.

(o) *Entry*. The Assistant to the City Manager for Public Services and other duly authorized employees of the City bearing proper credentials and identification shall be permitted to enter all properties at reasonable times for the purposes of inspection to determine compliance, observations, measurement, installation of monitoring equipment, independent sampling and testing in accordance with this article. The Assistant to the City Manager for Public Services shall also be authorized to enter any premises of any industrial user in which a discharge source or treatment system is located or in which records are required to be kept, to ensure compliance with pretreatment standards. The Assistant to the City Manager for Public Services or duly authorized employees shall also have the right to inspect and copy records pursuant to the IWDP.

(p) *Search Warrants* - If control authority personnel have been refused access to a building, structure or property or any part thereof, and if the control authority personnel have demonstrated probable cause to believe that there maybe a violation of pretreatment regulations and requirements or that there is a need to inspect as part of a routine inspection program of the control authority designed to verify compliance with the SUO or any permit or order issued hereunder, or to protect the overall public health, safety, and welfare of the community, then the City Attorney may appear before any magistrate empowered to issue warrants in criminal cases and provide an affidavit and apply for the issuance of a warrant in the manner provided by law.

(q) *Safety*. While performing the necessary work on private properties referred to in this section or other sections of this article, the Assistant to the City Manager for Public Services or duly authorized employees of the City shall observe all safety rules applicable to the premises established by the company. The company, to the extent allowed by law, shall be held harmless from injury or death to the City employees for intentional or negligent acts solely caused by the City employees, and the City shall indemnify the company against loss or damage to its property by City employees and against liability claims and demands for personal injury or property damage asserted against the company

and growing out of the gauging and sampling operation, for intentional or negligent acts solely caused by the City employees.

(r) *Special Agreements.* No statement contained in this article shall be construed as preventing any special agreement or arrangement between the City and any industrial concern whereby an industrial waste of unusual strength or character may be accepted by the City for treatment, subject to special payment therefore, by the industrial concern; provided, however, that at no time will the City be asked to accept such discharges that, in the City's sole judgment, would violate any local, state, or federal pretreatment standard.

(Code 1988, § 22-83; Ord. No. 06-12, § 6, 3-9-06)

Sec. 78-137. Reporting requirements and retention of records for IWDP holders and other industrial users.

(a) *Baseline Monitoring Report (BMR).* A completed application for an IWDP shall contain more information than is required from an SIU for a BMR as defined in 40 CFR 403.12(b)(1) through (7) and Rule 62-625.600(1)(a) through (g), F.A.C. The completed application shall be used by the City as the equivalent of a BMR.

(b) *Compliance schedule progress report.* If the application for an IWDP (or BMR) contains a compliance schedule as provided for in ~~section~~Section 78-~~133(d)(4~~134(a)(5)m, within 90 days following the date for final compliance with applicable pretreatment standards, or, in the case of a new source, following commencement of the introduction of wastewater into the POTW, any SIU subject to pretreatment standards and requirements shall submit to the Assistant to the City Manager for Public Services a compliance schedule progress report.

(c) *Report on compliance with categorical pretreatment standards.* Within ninety (90) days following the date for final compliance with applicable categorical pretreatment standards, or in the case of a new source following commencement of the introduction of wastewater into the POTW, any user subject to such pretreatment standards and requirements shall submit to the control authority a report containing the information described in section 78-~~133~~134(a)(5)c, d, and n, of this ordinance. For users subject to equivalent mass or concentration limits established in accordance with the procedures in 62-625.410(4), F.A.C., this report shall contain a reasonable measure of the user's long-term production rate. For all other users subject to categorical pretreatment standards expressed in terms of allowable pollutant discharge per unit of production (or other measure of operation), this report shall include the user's actual production during the appropriate period.

(d) *Periodic compliance reports.* All permitted SIUs shall submit periodic compliance reports to the Assistant to the City Manager for Public Services in accordance with the terms of their IWDP. All compliance reports shall be in accordance with the following:

(1) Copies of all approved periodic compliance forms attached to the IWDP (or alternative forms approved by the Assistant to the City Manager for Public Services) shall be completed and submitted to the Assistant to the City Manager for Public Services. In addition, a copy of the analytical results and chain of custody forms received from the contracting laboratory shall be attached to the report.

(2) The specific months in which periodic compliance reporting is required shall be included in the IWDP of each SIU. This frequency shall equal or exceed the twice per year State requirements of Rule 62-625.600(4)(a) & (7)(a), F.A.C. At the discretion of the Assistant to the City Manager for Public Services, as applicable, and in consideration of such factors as local high or low flow rates, holidays, budget cycles, etc., the Assistant to the City Manager for Public Services may agree in writing to alter the months during which the above reports are to be submitted.

(3) The due date for submission of periodic compliance reports to the Assistant to the City Manager for Public Services shall be the thirtieth day following the end of the month in which they are required by the significant industrial user's IWDP. Reports submitted after the due date may result in initiation of demand monitoring or other enforcement action by the City at the IWDP holder's expense. Reports submitted ~~30~~45 days or more after the due date shall result in the SIU being declared to be in significant noncompliance with reporting requirements as required by part ~~8~~h of the definition of SNC contained herein.

(4) ~~Industrial users~~All SIUs shall complete each periodic compliance report utilizing data obtained through appropriate sampling and analysis performed during the period covered by the report, which is representative of conditions occurring during the reporting period. The City shall include in the IWDP a required frequency of monitoring necessary to assess and assure compliance by SIUs with applicable Pretreatment Standards and Requirements. The results of all discharge monitoring, whether or not required by the IWDP, shall be included in the report provided that test procedures approved by the Approval Authority are used. In cases where the Pretreatment Standard or local limit requires compliance with a BMP or pollution prevention alternative, the SIU shall submit documentation required by the City or the Pretreatment Standard necessary to determine the compliance status of the SIU.

(5) The Assistant to the City Manager for Public Services shall approve and include in the IWDP the locations at which the industrial user shall collect samples required for periodic compliance reports. Monitoring locations may be changed only after prior written permission by the Assistant to the City Manager for Public Services.

(6) Sampling and analytical requirements for periodic compliance reports shall be performed in accordance with section (o) of this section. All analyses shall be performed by a laboratory certified by Florida Department of Health for environmental analysis.

(7) Together with every periodic compliance report, the permittee shall submit the following certification statement, signed by an authorized representative of the industrial user or designee. The exact wording of this statement shall be as follows:

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who managed the system, or those persons directly responsible for gathering the information, the information submitted is to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fines and imprisonment for knowing violation."

(e) *Report of changed conditions.* All industrial users are required to notify the Assistant to the City Manager for Public Services of any planned significant changes to the industrial user's operations or system which might alter the nature, quality or volume of its wastewater at least 30 days before the change.

(1) The Assistant to the City Manager for Public Services may require the industrial user to submit such information as may be deemed necessary to evaluate the changed condition, including the submission of an IWDP application.

(2) The Assistant to the City Manager for Public Services may issue a new IWDP or modify an existing IWDP as required.

(3) No industrial user shall implement the planned changed condition until and unless the Assistant to the City Manager for Public Services has responded to the industrial user's report.

(4) For purposes of this requirement flow increases of twenty percent (20%) or greater, and the discharge of any previously unreported pollutants shall be deemed significant.

(f) *Reports of potential problems.* All industrial users shall submit reports of potential problems and accidental spills/slug loads to the Assistant to the City Manager for Public Services as detailed in section 78-136(l) of this division. Failure to notify the City of potential problem discharges shall be deemed a separate violation of this division.

(g) *Reports from unpermitted users.* Any industrial user who is not required to obtain an IWDP, shall, if required, submit a report to the Assistant to the City Manager for Public Services containing specified analyses of its wastewater discharge.

(h) *Notice of violation/repeat sampling and reporting.* If sampling performed by an SIU for a periodic compliance report indicates any violation as defined herein, the SIU shall submit the report and shall notify the Assistant to the City Manager for Public Services within 24 hours after becoming aware of the violation. The permittee shall repeat the sampling and analysis and submit the results of the repeat analysis to the Assistant to the City Manager for Public Services within 30 days after becoming aware of the violation. Where the City has performed the sampling and analysis in lieu of the SIU, the City must perform the repeat sampling and analysis unless it notifies the SIU of the violation and requires the SIU to perform the repeat analysis. Resampling by the SIU is not required if the City performs sampling at the user's facility at least once a month, or if the City performs sampling at the user between the time when the initial sampling was conducted and the time when the user or the City receives the results of this sampling~~, or if the City has performed the sampling and analysis in lieu of the SIU~~.

(i) *Notification of the discharge of hazardous waste.* This subsection refers to all industrial users:

(1) Any industrial user who commences the discharge of hazardous waste shall notify the POTW, the EPA Regional Waste Management Division Director, and State hazardous waste authorities in writing of any discharge into the POTW of a substance which, if otherwise disposed of, would be a hazardous waste under 40 CFR Part 261. Such notification must include the name of the hazardous waste as set forth in 40 CFR Part 261, the EPA hazardous waste number, and the type of discharge (continuous, batch, or other). If the industrial user discharges more than 100 kilograms of such waste per calendar month to the POTW, the notification shall also contain the following information to the extent such information is known and readily available to the industrial user: an identification of the hazardous waste constituents contained in the wastes, an estimation of the mass and concentration of such constituents in the wastestream discharged during that calendar month, and an estimation of the mass of constituents in the wastestream expected to be discharged during the following 12 months. All notifications must take place no later than 180 days after the discharge commences. Any notification under this subsection need be submitted only once for each hazardous waste discharged. However, notifications of changed conditions must be submitted under subsection (e) above. The notification requirement in this section does not apply to pollutants already reported under the reporting requirements of subsections (a), (b) and (c) above.

(2) Dischargers are exempt from the requirements of subsection (i)(1) of this section during a calendar month in which they discharge no more than 15 kilograms of hazardous wastes, unless the wastes are acute hazardous wastes as specified in 40 CFR Part 261.30(d) and 261.33(e). Discharge of more than 15 kilograms of non acute hazardous waste in a calendar month, or of any quantity of acute hazardous waste as specified in 40 CFR Part 261.30(d) and 261.33(e), requires a one-time notification. Subsequent months during which the industrial

user discharges more than such quantities of any hazardous waste do not require additional notification.

(3) In the case of any new regulations under section 3001 of RCRA identifying additional characteristics of hazardous waste or listing and additional substance as a hazardous waste, the industrial user must notify the POTW, the EPA Regional Waste Management Division Director, and State hazardous waste authorities of the discharge of such substance within 90 days of the effective date of such regulations.

(4) In the case of any notification made under this section, the industrial user shall certify that it has a program in place to reduce the volume and toxicity of hazardous wastes generated to the degree it has determined to be economically practical.

(j) *Change of authorized representative of an industrial use.* Should the permittee's authorized representative change during the permit period because a different individual or position has responsibility for the overall operation of the facility, or overall responsibility for environmental matters for the user, a completed copy of the approved authorization form (attached to the IWDP) for the new representative or position must be submitted to the Assistant to the City Manager for Public Services.

(k) *Maintenance of records.* Any SIUs subject to the reporting requirements established in this section shall maintain records of all information resulting from any monitoring activities required by this section~~.~~, including documentation associated with BMPs. Such records shall include for all samples:

(1) The date, exact location, method and time of sampling, the names of the persons taking the samples, and chain of custody of the samples.

(2) The dates analyses were performed.

(3) The person that performed the analyses.

(4) The analytical techniques/methods used; and

(5) The results of such analyses.

(l) *Retention of records.* Any SIU subject to the reporting requirements established in this section, including documentation associated with BMPs, shall be required to retain for a minimum of three years records of all submitted periodic compliance reports and any other such monitoring activities and/or analytical data pertaining to these reports (whether or not such monitoring activities are required by this section) and shall make such records available for inspection and copying by the Assistant to the City Manager for Public Services, State or EPA. This period of retention shall be extended during the course of any unresolved litigation regarding the industrial user or when requested by the Assistant to the City Manager for Public Services, the State or EPA upon reasonable notice to the permittee.

(m) *Confidentiality.* Information and data on a user obtained from reports, questionnaires, IWDP applications, permits and monitoring programs and from inspections shall be available to the public or other governmental agency without restriction unless the user stamps the words “confidential business information” on each page containing such information at the time of submission, and is able to demonstrate to the satisfaction of the Assistant to the City Manager for Public Services that the release of this specific material, would divulge information, processes or methods of production entitled to protection as trade secrets under applicable State law. Those portions of any document identified in writing by the permittee as disclosing trade secrets or secret processes shall not be made available to the public pursuant to section 308(b) of the Act unless determined by a court of competent jurisdiction to be subject to disclosure. These documents shall, however, be made available immediately upon request to governmental agencies for uses related to the NPDES program or pretreatment program, and in

enforcement proceedings involving the person furnishing the report. Wastewater constituents and characteristics and other ``effluent data'' as defined by 40 CFR 2.302 will not be recognized as confidential information and will be available to the public without restriction.

(n) *Timing.* Written reports will be deemed to have been submitted on the date postmarked. For reports which are not mailed, postage prepaid, into a mail facility serviced by the U.S. Postal Service, the date of receipt of the report shall govern. Faxed copies of the report will only be accepted if the complete original report is received by the City within five working days of the fax copy.

(o) *Sampling and analytical requirements.* The following regulations apply to all wastewater sampling and analytical methods and techniques required by this division:

(1) Except as indicated in section (2) below, wherever wastewater sampling is required by the terms of this division or IWDP, such sampling shall be performed using flow proportional composite collection techniques in order to collect a representative wastewater sample throughout the total daily period of effluent discharge by the user. ~~In the event flow proportional sampling is deemed to be technically infeasible by the control authority, it~~Alternatively, the City, may authorize the use of time proportional sampling or a minimum of eight (8) grab aliquots composited into a single sample where the ~~user~~SIU demonstrates that this will provide a representative sample of the effluent being discharged.~~ In addition,~~ Where time-proportional composite sampling or aliquot grab ~~samples may~~sampling is authorized by the City, the decision to allow the alternative sampling must be ~~required to show compliance with instantaneous maximum discharge limits.~~documented in the industrial user file for that facility.

(2) Samples for oil and grease, temperature, specific conductance, pH, cyanide, total phenols, sulfides and volatile organic compounds shall be obtained using grab collection techniques. Using protocols (including appropriate preservation) specified in Chapter 62-160, F.A.C., and DEP-SOP-001/01, multiple grabs collected during a 24-hour period may be composited prior to analysis as follows: for cyanide, total phenols, and sulfides the samples may be composited in the laboratory or in the field; for volatile organics and oil and grease, the samples may be composited in the laboratory. Composite samples for other parameters unaffected by the compositing procedures as documented in approved EPA methodologies may be authorized by the City, as appropriate. In addition, grab samples may be required to show compliance with instantaneous limits.

~~(3~~

(3) Oil and grease samples shall be collected in accordance with paragraph (2) above unless the sampling location or point cannot be physically accessed to perform a direct collection of a grab sample. In these instances, the sample shall be pumped from the sampling location or point into the sample container using a peristaltic-type pump. All pump tubing used for sample collection must be new or pre-cleaned and must be changed between sample containers and sample points. The pump tubing shall not be pre-rinsed or flushed with sample prior to collecting the sample. The report of analysis shall indicate that a peristaltic pump was used to collect the oil and grease sample.

(4) All sample preservation procedures, container materials, maximum allowable holding times and analytical techniques to be submitted as part of any application or report required by this division shall be performed in accordance with the procedures and techniques specified in "The Department of Environmental Protection Standard Operating Procedures for Field Activities"(DEP-SOP-001/01) February 2004 and amendments thereto, unless otherwise specified in an applicable categorical pretreatment standard. If DEP-SOP-001/01 does not contain sampling or analytical techniques for the pollutant

in question, sampling and analyses must be performed in accordance with Rule 62-625.600(1)(e)6b & 6c or procedures approved by the EPA.

(~~4~~5) All pollutant analyses, to be submitted as part of a wastewater discharge permit application or report shall be performed in accordance with the techniques prescribed in 40 CFR Part 136 and amendments thereto, unless otherwise specified in an applicable categorical Pretreatment Standard. If 40 CFR Part 136 does not contain sampling or analytical techniques for the pollutant in question, or where the EPA determines that the Part 136 sampling and analytical techniques are inappropriate for the pollutant in question, sampling and analyses shall be performed by using validated analytical methods or any other applicable sampling and analytical procedures, including procedures suggested by the control authority or other parties approved by EPA. All analyses shall be performed by a laboratory certified by Florida Department of Health for environmental analysis for all pollutants concerned.

(~~5~~6) An SIU may request the control authority to perform all sampling and analysis of its wastewater in lieu of self monitoring by the SIU. This sampling and analysis shall be performed by the control authority according to part (3) above following the control authority's FDEP approved written comprehensive quality assurance plan.

(~~6~~7) Where an SIU performs its own sampling, the SIU shall develop a written procedure for the sampling based on ~~part (3~~paragraph (4) above and shall submit this to the control authority for approval. The SIU shall be required to demonstrate the complete field sampling procedure at its facility to the satisfaction of the control authority prior to the issuance of approval.

(~~7~~8) Where a private contractor is selected by a SIU to perform the necessary sampling and/or laboratory analysis, the SIU shall submit and maintain current copies of the following private contractor's documents to the control authority prior to any sampling or analysis data being accepted by the control authority.

a. FDOH Environmental Water Certification Analytes List.

b. Environmental Water Certificate as issued by the Office of Laboratory Services, Jacksonville, Florida.

c. The latest FDEP approval correspondence containing the FDEP assigned Comprehensive Quality Assurance Plan number.

d. The sampling protocols contained in the Comprehensive Quality Assurance Plan.

The contractor may be required, at the control authority's request, to demonstrate the complete field sampling procedure at the SIU's facility. Analytical results will not be accepted from the SIU or its selected private laboratory until the sampling procedure has been approved by the City.

(Code 1988, § 22-84)

Sec. 78-138. Enforcement Procedures.

(a) *Notice of Violation (NOV) and Compliance Meeting.* When the Assistant to the City Manager for Public Services finds that a User has violated, or continues to violate, any provision of this ordinance, an industrial wastewater discharge permit, or order issued hereunder, or any other Pretreatment Standard or Requirement, the Assistant to the City Manager for Public Services may serve upon that User a written Notice of Violation. Within ten (10) days of the receipt of such notice, an explanation of the violation and a plan for the satisfactory correction and prevention thereof, to include specific required actions, shall be submitted by the User to the Assistant to the City Manager for Public Services. Submission of such a plan in no way relieves the User of liability for any

violations occurring before or after receipt of the Notice of Violation. Nothing in this Section shall limit the authority of the Assistant to the City Manager for Public Services to take any action, including emergency actions or any other enforcement action, without first issuing a Notice of Violation. The user may also be directed to attend a compliance meeting with representatives of the City. The purpose of the compliance meeting shall be for the industrial user to present and establish such procedures, investigations, studies, and compliance measures as are necessary to control and prevent future violations of this article. The user shall be bound by such procedures, etc., and during the compliance meeting the user shall agree to a date certain beyond which no further violations shall occur. Failure to comply with the compliance meeting procedures, etc., or the date shall be deemed a violation of this article and may be grounds for revocation of the user's wastewater discharge permit and grounds for such other actions, penalties or enforcement or all or any combination of these things as may be authorized for violation of this article.

(b) *Notice of Significant Noncompliance (NOSNC).* Whenever an SIU has violated the IWDP or any provision of 40 CFR Part 403 or 62-625 F.A.C., a Notice of Significant Noncompliance shall be issued if the City determines the violation to constitute Significant Noncompliance as defined in Section 78-127. The NOSNC shall clearly state the noncompliance and require the SIU, within ten (10) working days of the receipt date of this Notice, to respond in writing to the violation and submit a written plan outlining what steps will be taken to gain compliance and prevent reoccurrence of the violation. In addition to the NOSNC the City shall insert an annual public notification of all SIUs in SNC in the daily newspaper with the largest circulation in the immediate area served by the POTW.

(c) *Consent Orders.* The Assistant to the City Manager for Public Services may enter into Consent Orders, assurances of compliance, or other similar documents establishing an agreement with any User responsible for noncompliance. Such documents shall include specific action to be taken by the User to correct the noncompliance within a time period specified by the document. Such documents shall have the same force and effect as the compliance or cease and desist orders issued pursuant to subsections (d) and (g) of this ordinance and shall be judicially enforceable.

(d) *Compliance Orders.* When the Assistant to the City Manager for Public Services finds that a User has violated, or continues to violate, any provision of this ordinance, an industrial wastewater discharge permit, or order issued hereunder, or any other Pretreatment Standard or Requirement, the Assistant to the City Manager for Public Services may issue an order to the User responsible for the discharge directing that the User come into compliance within a specified time. If the User does not come into compliance within the time provided, sewer service may be discontinued unless adequate treatment facilities, devices, or other related appurtenances are installed and properly operated. Compliance orders also may contain other requirements to address the noncompliance, including additional self-monitoring and management practices designed to minimize the amount of pollutants discharged to the sewer. A compliance order may not extend the deadline for compliance established for a Pretreatment Standard or Requirement, nor does a compliance order relieve the User of liability for any violation, including any continuing violation. Issuance of a compliance order shall not be a bar against, or a prerequisite for, taking any other action against the User.

(e) *Emergency Suspensions and Termination of Service.* The City may suspend the wastewater treatment service and an industrial wastewater discharge permit when such suspension is necessary, in the opinion of the Assistant to the City Manager for Public Services, in order to stop an actual or threatened discharge which represents or may present an imminent or substantial endangerment to the health or welfare of persons or to the environment, which causes interference to the POTW or which causes or may cause the City to violate any conditions of its NPDES permit.

(1) Any person notified of a suspension of the wastewater treatment service or the IWDP or either of these things shall immediately stop or eliminate the discharge. Methods of notice shall include but shall not be limited to personal conversation between the user or his representative and the Assistant to the City Manager for Public Services; telephone calls of this same nature; letters, either

mailed or hand-delivered; hand-delivered messages; or notices posted at the user's premises or the point of discharge into the City's wastewater system.

(2) If the person fails to comply voluntarily with the suspension order, the City shall take such steps as deemed necessary, including but not limited to immediate severance of the sewer connection or water connection, to prevent or minimize damage to the POTW system or endangerment to any individuals.

(3) The City may reinstate the IWDP and the wastewater treatment service upon proof of the elimination of the non-complying discharge and demonstration of measures to prevent future occurrences.

(4) A detailed written statement submitted by the user describing the cause of the discharge and the measures taken to prevent any future occurrence shall be submitted to the City within 15 days of the date of the occurrence.

(f) *IWDP Revocation.* Any industrial user who violates the conditions outlined in Section 78-136(j) of this ordinance or other applicable local, regional, state, or federal laws, regulations and case decisions is subject to having the IWDP revoked by the Assistant to the City Manager for Public Services:

(g) *Cease and Desist Order*. When the Assistant to the City Manager for Public Services finds that a User has violated, or continues to violate, any provision of this ordinance, an industrial wastewater discharge permit, or order issued hereunder, or any other Pretreatment Standard or Requirement, or that the User's past violations are likely to recur, the Assistant to the City Manager for Public Services may issue an order to the User directing it to cease and desist all such violations and directing the User to:

(1) Immediately comply with all requirements; and

(2) Take such appropriate remedial or preventive action as may be needed to properly address a continuing or threatened violation, including halting operations and/or terminating the discharge. Issuance of a cease and desist order shall not be a bar against, or a prerequisite for, taking any other action against the User.

(h) *Show Cause Hearing.* The City may order any user who causes or allows an unauthorized discharge or who otherwise violates this article in any way to show cause before the code enforcement board why a proposed enforcement action should not be taken. A notice shall be served on the user specifying the time and place of a hearing to be held regarding the violation, the reasons why the action is to be taken, the proposed enforcement action, and directing the user to show cause why the proposed enforcement action should not be taken. The notice of the hearing shall be served personally or by registered or certified mail at least ten days before the hearing. Service may be made on any agent or officer of a corporation or on the local representative as identified in the permit application. The code enforcement board may itself conduct the hearing and take evidence or may designate any of its members or any officer or employee of the City to:

(1) Issue notices of hearings requesting the attendance and testimony of witnesses and the production of evidence relevant to any matter involved in such hearing.

(2) Take evidence.

(3) Transmit a report of the evidence and hearing, including transcripts and other evidence, together with recommendations to the code enforcement board for action thereon. After the code enforcement board has reviewed the evidence, it may issue an order to the user responsible for the discharge directing that, following a specified time period, the sewer service be discontinued unless adequate treatment facilities, devices or other related appurtenances shall have been installed or unless existing treatment facilities, devices or other related appurtenances are properly operated. Further orders and directives as are necessary and appropriate may be issued. The industrial user shall have the

opportunity to appear before the code enforcement board prior to its final decision and present oral and written arguments. Nothing in this subsection may prevent the City from taking immediate, appropriate, or emergency actions or all of these things to prevent a violation or a further violation of this article when, in the City's sole discretion, circumstances warrant an immediate response to any such violation.

(i) *Injunctive Relief.* The City may, immediately upon discovering an ongoing or potential discharge of pollutants into the City's POTW which reasonably appears to exceed the requirements or conditions described in this article, petition the circuit court of the county or the federal district court for a temporary restraining order or preliminary injunction to halt or prohibit such discharge. Prior to the filing of such a petition, the Assistant to the City Manager for Public Services shall attempt to notify the user of the City's intention to file such action. Notice may be of the type outlined in this section, but shall not be a condition precedent to the City's petitioning for and obtaining such an order or injunction.

(j) *Recovery of Costs to City.* In addition to remedies available to the City as set forth elsewhere in this article, if the City is fined by the state or the EPA or any other governmental agency for a violation of water quality standards as the result of a discharge of pollutants, the fine and all City legal, sampling, analytical testing and any other related costs shall be charged to the responsible user. Such charges shall be in addition to and not in lieu of any other remedies the City may have under this article or under any statutes or regulations, at law or in equity.

(k) *Obstructions.* If the discharge from any user causes a deposit, obstruction, or damage to any of the City's wastewater facilities, the Assistant to the City Manager for Public Services shall cause the deposit or obstruction to be promptly removed or cause the damage to be promptly repaired, at the sole cost of the person or user causing such deposit, obstruction, or damages.

(l) *Remedies Non-exclusive.* The remedies provided for in this ordinance are not exclusive. The Assistant to the City Manager for Public Services may take any, all, or any combination of these actions against a noncompliant User. Enforcement of pretreatment violations will generally be in accordance with the City’s enforcement response plan. However, the Assistant to the City Manager for Public Services may take other action against any User when the circumstances warrant. Further, the Assistant to the City Manager for Public Services is empowered to take more than one enforcement action against any noncompliant User.

(m)*Affirmative Relief.* In addition to any fine levied under this article, the City may, where the circumstances of the particular case so dictate, but in the sole discretion of the Assistant to the City Manager for Public Services, seek injunctive relief to prohibit the user from discharging any wastewater into the City's sanitary sewer system or to provide such other affirmative relief as may be appropriate.

(n) *Excess Flow.* A person or user whose discharge flow exceeds 50,000 gallons per day on the day of the violation or 50,000 gallons as an average during the month that the violation occurs may be assessed up to and including twice the amounts described in this section.

(o) *Administrative fines.* Any industrial user who violates any section of this article shall be subject to a penalty not exceeding $1,000.00 per day per violation for each day that the user is in violation of this article. Administrative fines shall be issued in accordance with the City of Winter Garden Enforcement Response Plan as approved by the Florida Department of Environmental Protection. In the case of monthly or other long-term average discharge limits, fines shall be assessed for each day during the period of violation. The City may add the costs of preparing administrative enforcement actions, such as notices and orders, to the fine. Issuance of an administrative fine shall not be a bar against, or a prerequisite for, taking any other action against the User. The City may provide for larger penalties where appropriate (e.g., where the industrial user has a history of violations, etc.). This minimum penalty shall in no way limit the City's

ability to seek larger penalties in appropriate cases or to allow the City to mitigate the penalty depending upon the circumstances of each case or violation.

(p) *City Analyses*. If there is a difference in understanding between the City and the user as to the characteristics in the wastewater, the City reserves the right to use the City analyses and results to thereafter compute any fees that may be assessed.

(q) *Penalties owing*. The City also reserves the right to revoke a discharge permit of or disconnect wastewater service to, or both of these things, any user whenever penalties or fees are due and owing for a period of more than 14 days following the date of notification to the user that a chargeable violation has occurred.

(r) *Falsification.* Any person who knowingly makes any false statement, representation, or certification in any application, record, report, plan, or other document filed or required to be maintained pursuant to this article or pursuant to any wastewater discharge permit or who falsifies, tampers with, or knowingly renders inaccurate any monitoring device or sampling or analysis or information-gathering method required under this article shall be subject to the penalties and costs provided in this section and any other penalty that may be provided under this Code or any other applicable local, state, or federal law or regulation.

(s) *Civil Penalties.* A User who has violated, or continues to violate, any provision of this ordinance, an industrial wastewater discharge permit, or order issued hereunder, or any other Pretreatment Standard or Requirement shall be liable to the City for a ~~maximum~~ civil penalty of not less than $1,000 ~~per~~a day for each violation~~, per day~~. In the case of a monthly or other long-term average discharge limit, penalties shall accrue for each day during the period of the violation.

(1) The Assistant to the City Manager for Public Services may recover reasonable attorneys' fees, court costs, and other expenses associated with enforcement activities, including sampling and monitoring expenses, and the cost of any actual damages incurred by the City.

(2) In determining the amount of civil liability, the Court shall take into account all relevant circumstances, including, but not limited to, the extent of harm caused by the violation, the magnitude and duration of the violation, any economic benefit gained through the User's violation, corrective actions by the User, the compliance history of the User, and any other factor as justice requires.

(3) Filing a suit for civil penalties shall not be a bar against, or a prerequisite for, taking any other action against a User.

(t) *Criminal Prosecution.* Any SIU who willfully or negligently violates any provision of the City's Sewer Use Ordinance (SUO), permit, or order issued hereunder, or any other ~~pretreatment requirement~~Pretreatment Standard or Requirement shall, upon conviction, be punished by a fine of ~~not more than $~~at least one thousand dollars ($1,000 ~~per~~) a day for each violation~~ per day or the maximum civil penalty permitted under State law per violation per day or imprisonment or both~~. Any SIU who knowingly makes false statements, representations, or certifications in any application, record report, plan or other documentation filed, or required to be maintained, pursuant to the SUO, Permit, or order, or who falsifies, tampers with, or knowingly renders inaccurate any monitoring device or method required under the SUO, shall, upon conviction, be punished by a fine of ~~not more than $1,000 per violation per day or the maximum civil penalty permitted under State law per violation per day or imprisonment or both~~at least one thousand dollars ($1,000) a day for each violation.

Sec. 78-139. Appeal of Enforcement Action.

(a) *Appeal procedure.* The following appeal procedure is designed to allow any person or user the right to appeal the requirements of this article if he thinks they are incorrect and to have the right to a hearing regarding his appeal before the City Commission:

(1) Complaints requiring inspection or personnel approval shall be dealt with on a case-by-case basis. If necessary, documentation required to substantiate the user's complaint shall be filed with the City. After review of the information presented, a determination by the Assistant to the City Manager for Public Services will be made known to the complainant. All documentation, review notes, and written resolution of the complaint shall be filed and retained by the City clerk for a period of not less than three years.

(2) The user shall also have the right to an administrative review of the Assistant to the City Manager for Public Services' determination by the City Commission. In order to exercise this right, the user shall comply with all applicable requirements of this ordinance, as it may be from time to time amended.

(3) The City Commission shall schedule a hearing thereon at its next regularly scheduled meeting at which this matter can reasonably become part of the agenda, but no later than 30 days following receipt of such notice. The user shall be notified of the date and time of the hearing, and shall be permitted to present evidence and argument at the hearing. The City Commission shall make a determination on the matter at that time, and this determination shall be binding upon the user and the City and shall constitute the official position of the City with respect to the matter.

(4) If the City Commission upholds the Assistant to the City Manager for Public Services' decision, all penalties previously assessed against the user shall be paid immediately, but no later than five days following the City Commission's determination. If the City Commission overrules the Assistant to the City Manager for Public Services' decision in part or in full, the City Commission may, at its discretion, waive part or all of the penalties charged to the complainant.

(5) All decisions rendered by the City Commission shall be considered final and binding on all parties involved.

(b) *Immediate Action.* Nothing in this section or in this article as a whole is intended to preclude the City from taking immediate action to temporarily modify a permit or to sever service of an industry completely when there is imminent risk of injury to the public sewer system or to the health and welfare of the public or to the environment.

Sec. 78-140. Affirmative Defenses to Discharge Violations.

(a) *Upset.* An upset is defined in Section 78-127 above.

(1) An upset shall constitute an affirmative defense to an action brought for non-compliance with categorical Pretreatment Standards if the requirements of paragraph (2), below, are met.

(2) A User who wishes to establish the affirmative defense of upset shall demonstrate, through properly signed, contemporaneous operating logs, or other relevant evidence that:

a. An upset occurred and the User can identify the cause(s) of the upset.

b. The facility was at the time being operated in a prudent and workman-like manner and in compliance with applicable operation and maintenance procedures; and

c. The User has submitted the following information to the Assistant to the City Manager for Public Services within twenty-four (24) hours of becoming aware of the upset. If this information is provided orally, a written submission must be provided within five (5) days:

1. A description of the indirect discharge and cause of noncompliance.

2. The period of noncompliance, including exact dates and times or, if not corrected, the anticipated time the noncompliance is expected to continue; and

3. Steps being taken and/or planned to reduce, eliminate, and prevent recurrence of the noncompliance.

(3) In any enforcement proceeding, the User seeking to establish the occurrence of an upset shall have the burden of proof.

(4) Users shall have the opportunity for a judicial determination on any claim of upset only in an enforcement action brought for noncompliance with categorical Pretreatment Standards.

(5) Users shall control production of all discharges to the extent necessary to maintain compliance with categorical Pretreatment Standards upon reduction, loss, or failure of its treatment facility until the facility is restored or an alternative method of treatment is provided. This requirement applies in the situation where, among other things, the primary source of power of the treatment facility is reduced, lost, or fails.

(b) *Prohibited Discharge Standards.* A User shall have an affirmative defense to an enforcement action brought against it for noncompliance with the general prohibitions in Section 78-132(a). of this ordinance or the specific prohibitions in Sections 78-132(b)(3) through (7) and (9) through (21) of this ordinance if it can prove that it did not know, or have reason to know, that its discharge, alone or in conjunction with discharges from other sources, would cause Pass Through or Interference and that either:

(1) Local limits exist for each pollutant discharged and the User was in compliance with each limit directly prior to, and during, the Pass Through or Interference; or

(2) No Local Limit exists, but the discharge did not change substantially in nature or constituents from the User's prior discharge when the City was regularly in compliance with its NPDES permit, and in the case of Interference, was in compliance with applicable sludge use or disposal requirements.

(c) *Bypass.* Bypass is defined in Section 78-127 above. Severe property damage means substantial physical damage to property, damage to the treatment facilities which causes them to become inoperable, or substantial and permanent loss of natural resources which can reasonably be expected to occur in the absence of a bypass. Severe property damage does not mean economic loss caused by delays in production. A User may allow any bypass to occur which does not cause Pretreatment Standards or Requirements to be violated, but only if it also is for essential maintenance to assure efficient operation. These bypasses are not subject to the provision of paragraphs (c)(1) and (c)(2) of this Section.

(1) Bypass notifications are required if;

a. If a User knows in advance of the need for a bypass, it shall submit prior notice to the Assistant to the City Manager for Public Services, at least ten (10) days before the date of the bypass, if possible.

b. A User shall submit oral notice to the Assistant to the City Manager for Public Services of an unanticipated bypass that exceeds applicable Pretreatment Standards within twenty-four (24) hours from the time it becomes aware of the bypass. A written submission shall also be provided within five (5) days of the time the User becomes aware of the bypass. The written submission shall contain a description of the bypass and its cause; the duration of the bypass, including exact dates and times, and, if the bypass has not been corrected, the anticipated time it is expected to continue; and steps taken or planned to reduce, eliminate, and prevent

reoccurrence of the bypass. The Assistant to the City Manager for Public Services may waive the written report on a case-by-case basis if the oral report has been received within twenty-four (24) hours.

(2) Bypass is prohibited, and the Assistant to the City Manager for Public Services may take an enforcement action against a User for a bypass, unless;

a. Bypass was unavoidable to prevent loss of life, personal injury, or severe property damage.

b. There were no feasible alternatives to the bypass, such as the use of auxiliary treatment facilities, retention of untreated wastes, or maintenance during normal periods of equipment downtime. This condition is not satisfied if adequate back-up equipment should have been installed in the exercise of reasonable engineering judgment to prevent a bypass which occurred during normal periods of equipment downtime or preventive maintenance; and

c. The User submitted notices as required under paragraph (c)(1) of this section.

(3) The Assistant to the City Manager for Public Services may approve an anticipated bypass, after considering its adverse effects, if the Assistant to the City Manager for Public Services determines that it will meet the three conditions listed in paragraph (c)(2) of this Section.

Section 78-141. Effective Date.

This ~~ordinance~~article shall be in full force and effect immediately following its passage, approval, and publication, as provided by law.
Code 1988, § 22-85)

Secs. 78-142--78-165. Reserved.

THE CITY OF WINTER GARDEN

CITY COMMISSION AGENDA ITEM

From: Tanja Gerhartz, Economic Development Director

Via: Mike Bollhoefer, City Manager

Date: November 30, 2011 **Meeting Date:** December 8, 2011

Subject: Request Funds to Provide a Matching Grant of up to $1,000 for Outdoor Seating Decorative Fencing

Discussion: From time to time, eating and drinking establishments request approval for outdoor seating and decorative fencing that goes around the seating area. Outdoor cafes help create street activity and a pedestrian-friendly atmosphere for the downtown.

In an effort to encourage outdoor cafes that promote downtown activity, City staff is recommending a program that will help offset the costs of the fencing and ensure that the fencing is complimentary to the downtown.

City staff is recommending matching grants of up to $1,000 from the General Fund to assist in offsetting the costs of the decorative fencing.

Recommended Action:

Move to give the City Manager the authority to approve up to $1,000 matching grants to install outdoor seating decorative fencing on an as needed basis.

THE CITY OF WINTER GARDEN

CITY COMMISSION AGENDA ITEM

From: Ed Williams, Community Development Director

Via: City Manager Mike Bollhoefer

Date: **November 28, 2011** **Meeting Date: December 8, 2011**

Subject: Site Plan
756 Business Park Blvd (0.887+/- ACRES)
PARCEL ID # 24-22-27-8329-00-080

Issue: Applicant is requesting to site plan approval on 0.887± acres of land. The subject property is located within the City of Winter Garden municipal limits, and carries the zoning designation I-1 (Light Industrial and Warehouse District) in the City of Winter Garden. The subject property is designated Multi Office Industrial on the Future Land Use Map of the Comprehensive Plan.

Discussion:

City Staff recommends approval of the proposed Site Plan. Development of the property with 6,555 square feet of office and 2,332 square feet of warehouse is consistent with the City's Comprehensive Plan. Further, the adjacent property owners should not be negatively impacted as the surrounding properties are vacant and/or developed with similar buildings.

Recommended Action:

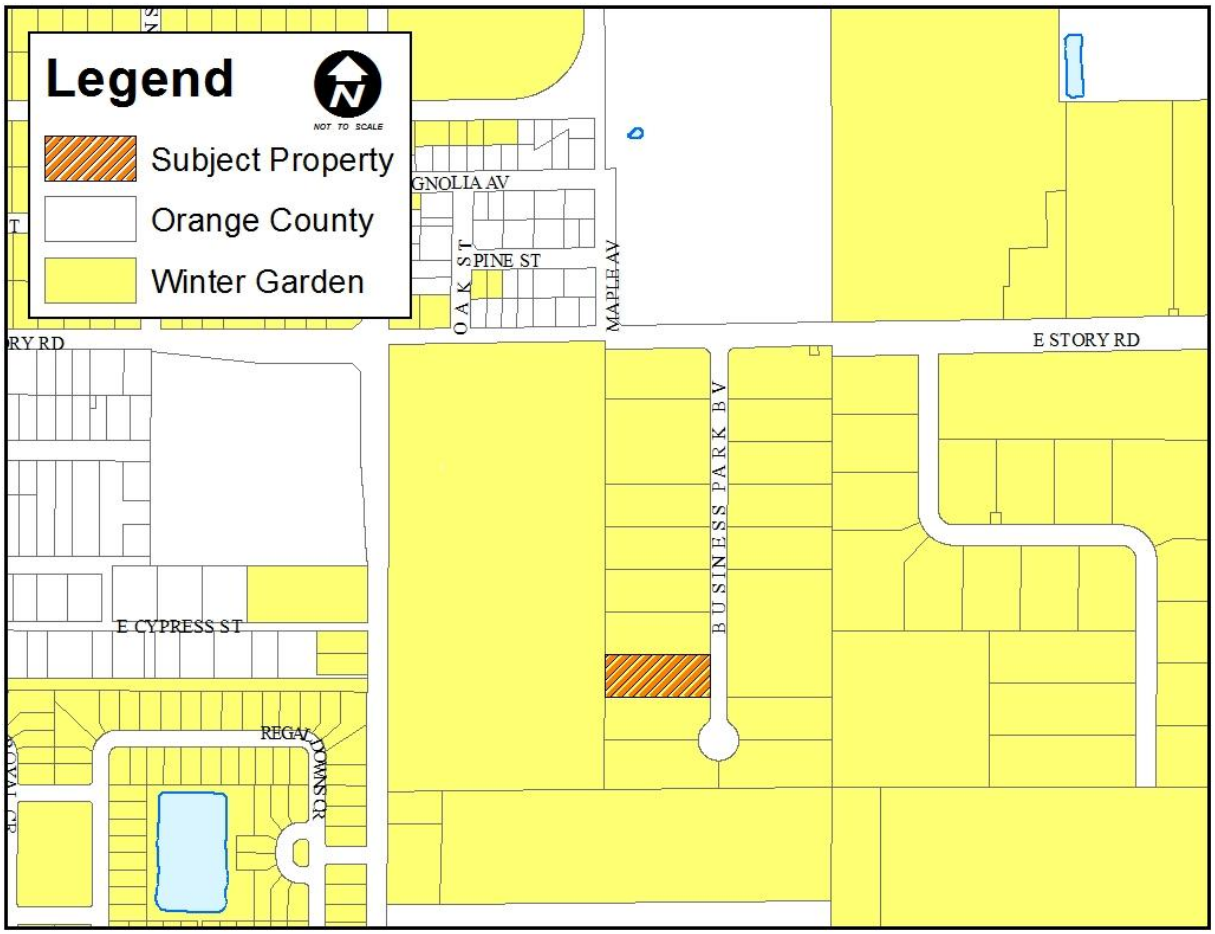
Staff recommends approval of the Site Plan on the 0.887± acre site located at 756 Business Park Blvd.

Attachments/References:

Location Map
Staff Report
Site Plan

LOCATION MAP

756 Business Park Blvd.
Wingate Commercial Building



CITY OF WINTER GARDEN

PLANNING & ZONING DIVISION

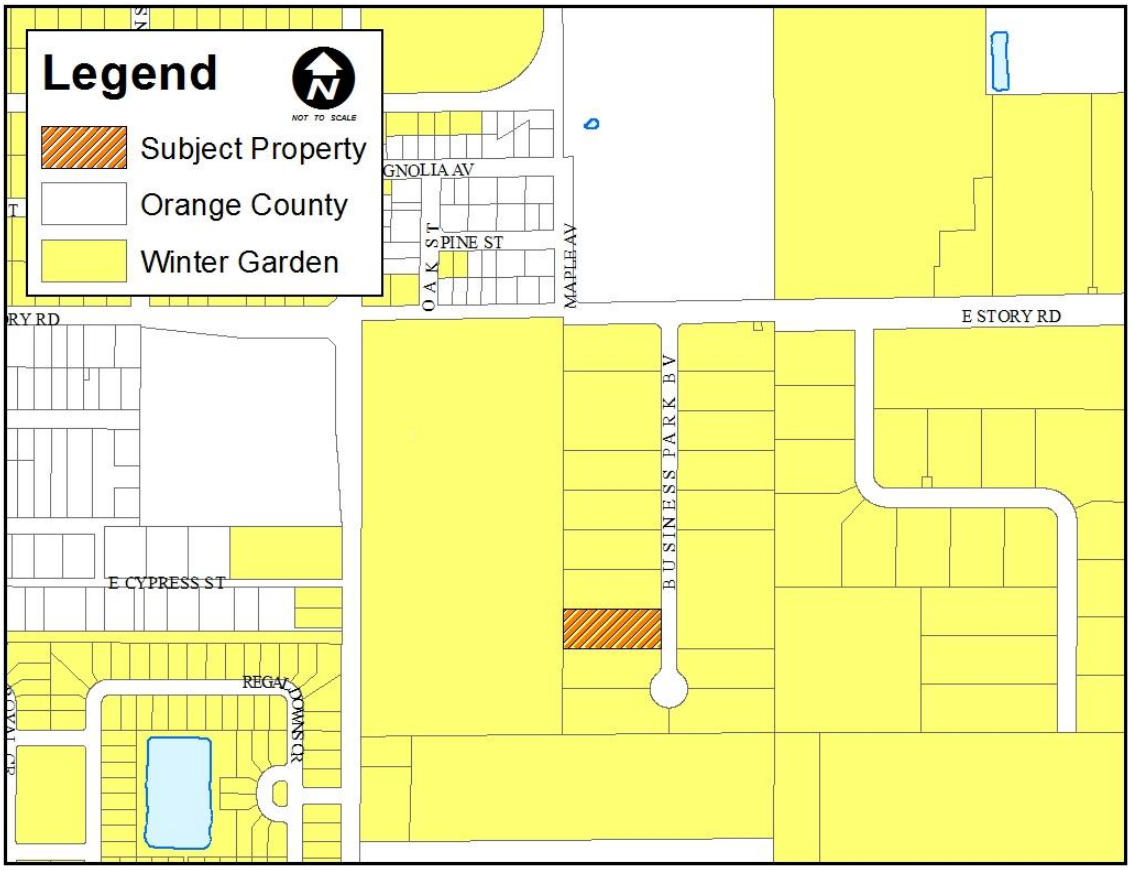
300 West Plant Street - Winter Garden, Florida 34787-3011 ● (407) 656-4111

STAFF REPORT

TO: CITY COMMISION
PREPARED BY: STEPHEN PASH, SENIOR PLANNER
DATE: SEPTEMBER 28, 2011
SUBJECT: SITE PLAN REVIEW
WINGATE COMMERCIAL BUILDING
756 BUSINESS PARK BLVD
APPLICANT: DONALD A. WINGATE/MONTE VERDE ENGINEERING

INTRODUCTION

Request Site Plan approval to allow construction of 6,555 square feet of office and 2,332 square feet of warehouse for a total of 8,887 square foot building.



CURRENT USE AND ZONING

The property is currently zoned I-1 and the property is vacant industrial land.

SUMMARY

1. The subject property is currently vacant. In August of 2006, a site plan was approved for this site to develop a 3,000 square foot maintenance shop with 2,000 square feet of office/warehouse.

2. The surrounding zoning consists of I-1 to the north, east, and south, and C-2 top the west.

3. The applicant has submitted a site plan showing the proposed building being oriented to the north, with parking along the front and side (north and east).

4. The proposed use is consistent with the surrounding development. There are industrial uses to the north, east, and south, and vacant commercial property to the west.

STAFF RECOMMENDATION

Approval of the proposed site plan as requested.

NEXT STEP

Submit for building permits.

EXHIBITS

EXHIBIT "A"
SITE PLAN

756 Business Park Blvd

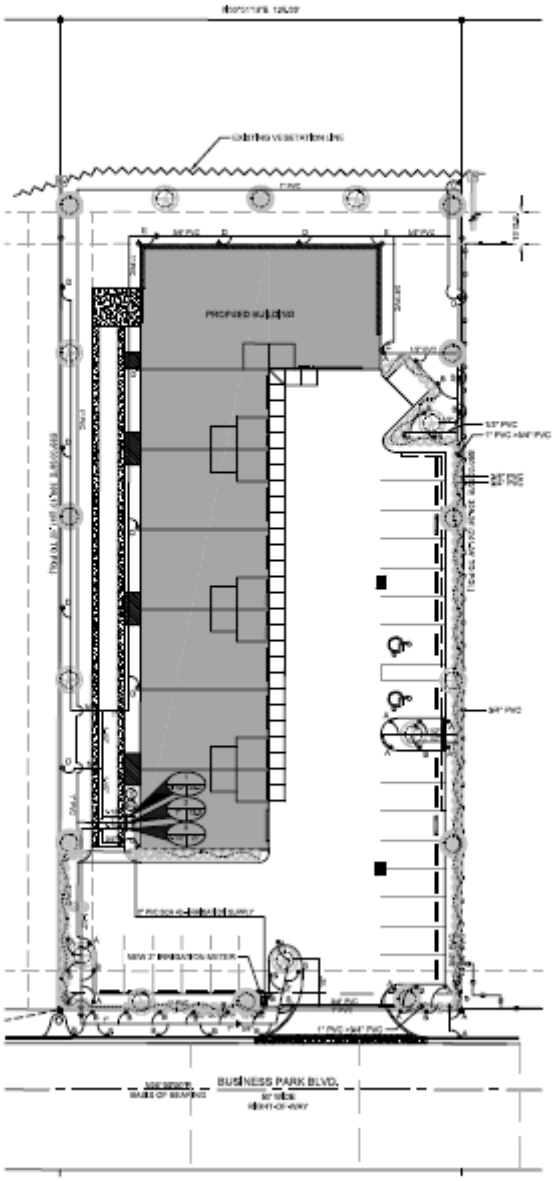
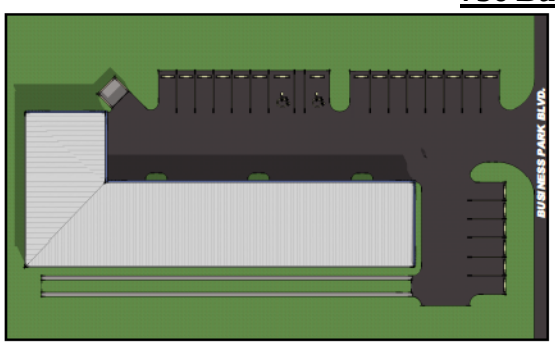


EXHIBIT "B"
ELEVATIONS

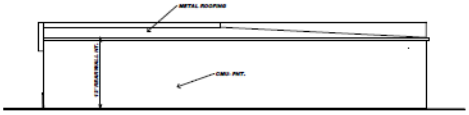
756 Business Park Blvd



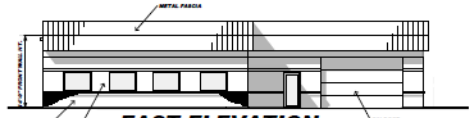
NORTH

SITE PLAN
1" = 20'

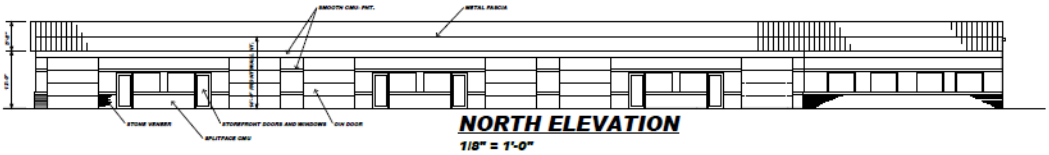
COLOR PERSPECTIVE



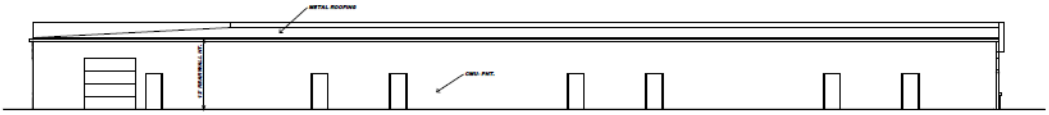
WEST ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"

EXHIBIT "C"
AERIAL PHOTO

<u>756 Business Park Blvd</u>

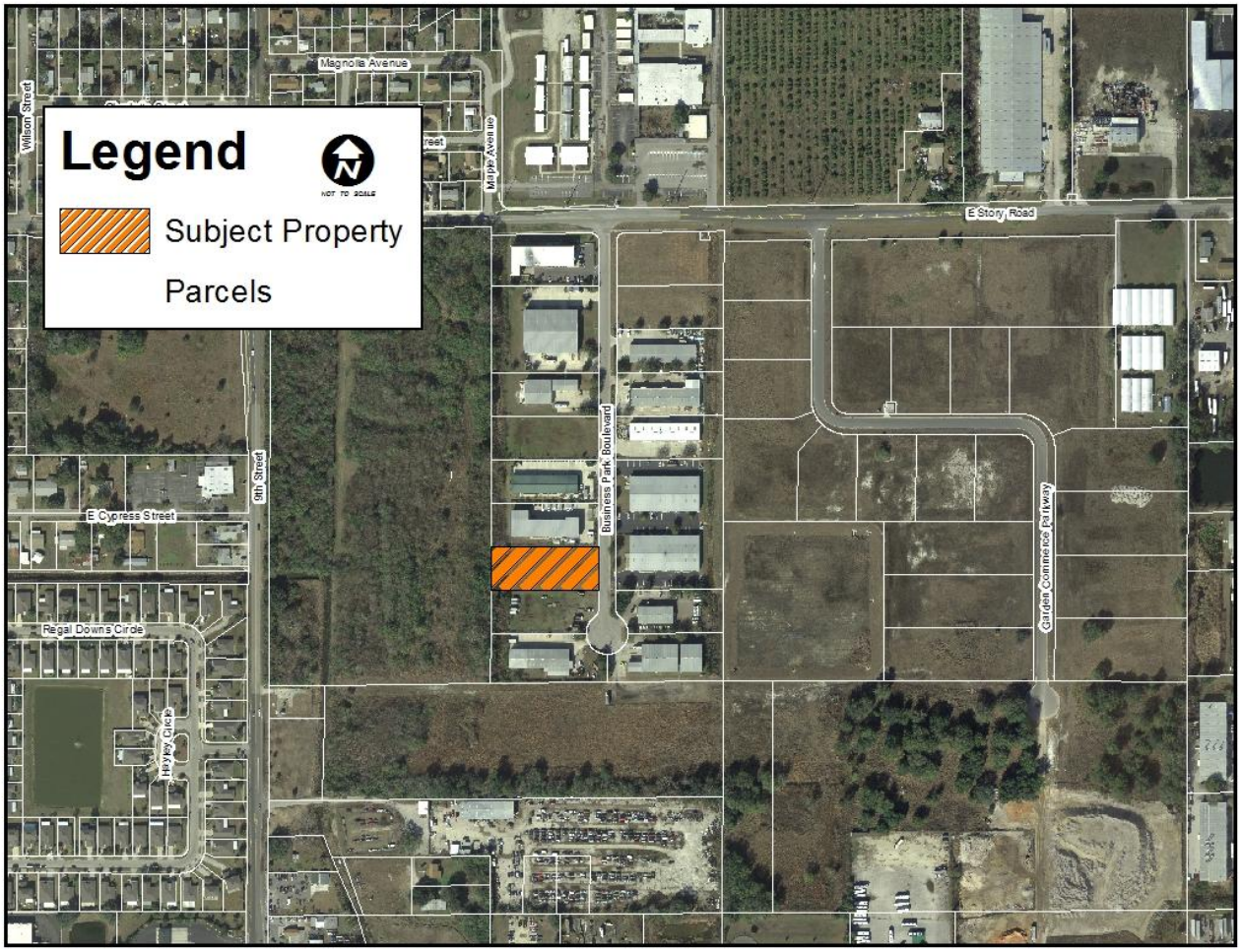


EXHIBIT "D"
ZONING MAP

<u>756 Business Park Blvd</u>

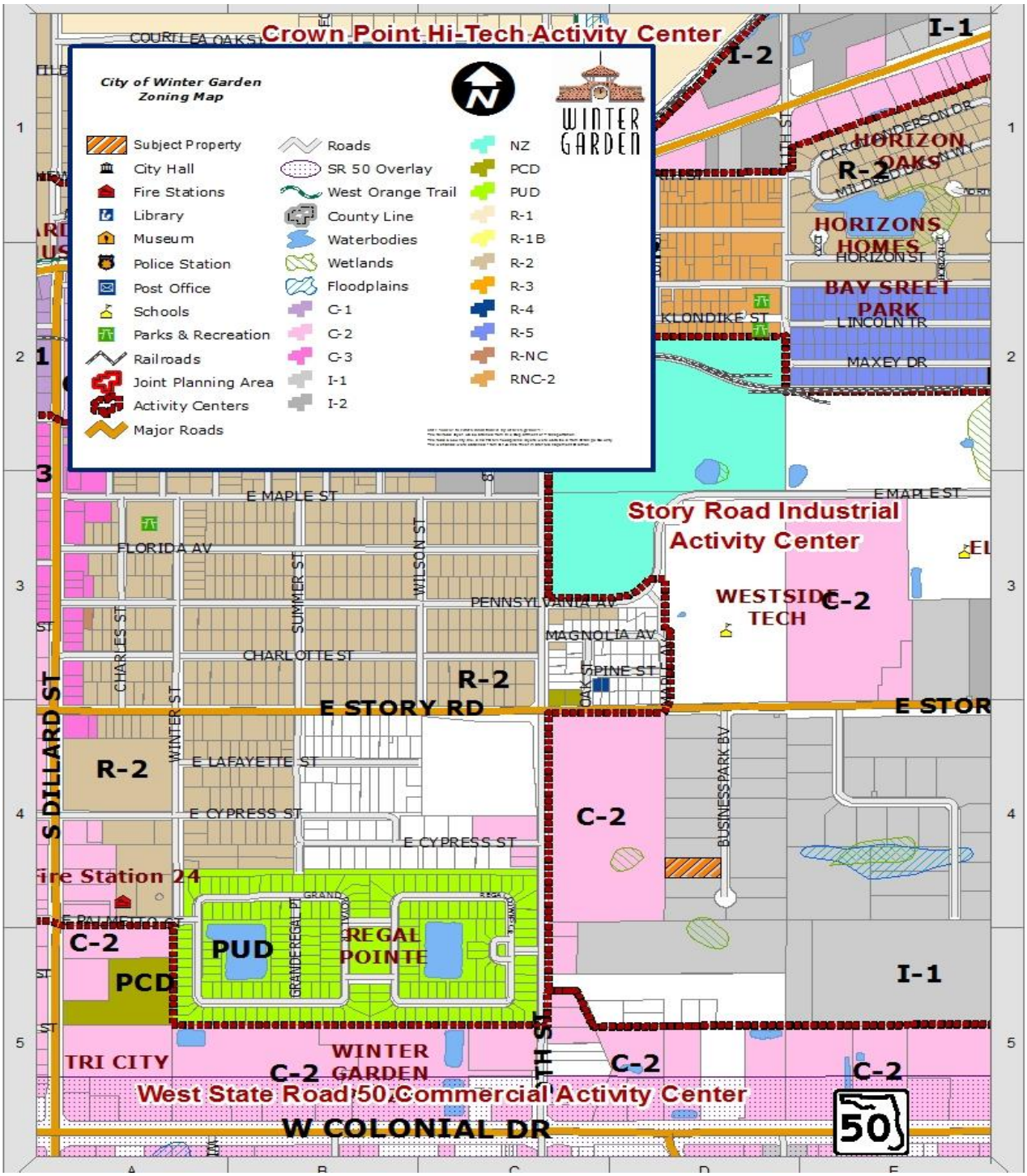
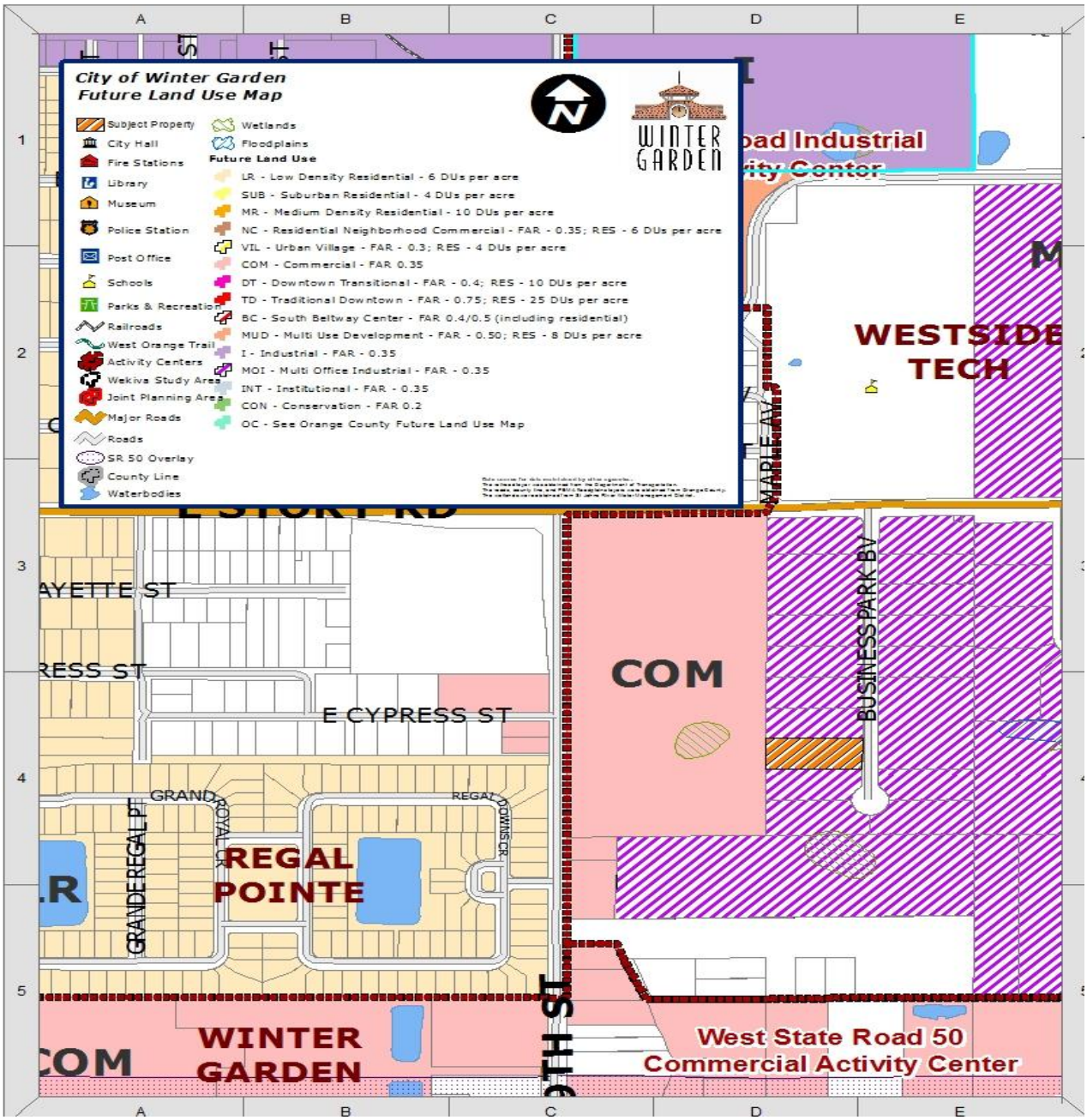


EXHIBIT "E"
FUTURE LAND USE MAP

<u>756 Business Park Blvd</u>



END OF STAFF REPORT

SITE CONSTRUCTION PLANS
FOR
WINGATE COMMERCIAL BUILDING
STORY ROAD BUSINESS PARK

756 BUSINESS PARK BOULEVARD
WINTER GARDEN, FLORIDA 34787
SECTION 24, TOWNSHIP 22, RANGE 27
PARCEL ID # 21-22-27-8329-00-080
SEPTEMBER 2011

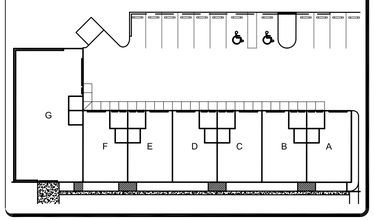
PARKING CALCULATIONS:

REQUIRED STALLS:

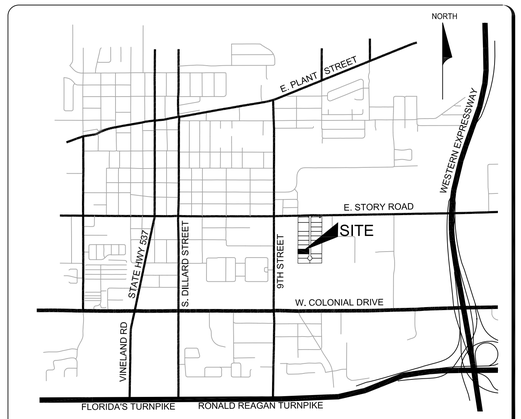
APPLICABLE PARKING REQUIREMENTS:
3 PARKING STALLS PER 1,000 SF OF OFFICE SPACE
1 PARKING STALL PER 1,000 SF OF WAREHOUSE SPACE

UNITS A-F ARE ALLOTTED 1,000 TOTAL OFFICE	1,000.00
UNIT G IS ALLOTTED 555.00 SF OF OFFICE	555.00
MAXIMUM OFFICE AREA PERMITTED ON PROPERTY	6,555.00*
6,555.00 / 333.33 (3 SPACE PER 1,000 SF)	19.67
STALLS REQUIRED FOR GENERAL OFFICE AREA	19.67 STALLS
REMAINING AREA IN UNIT G TO BE WAREHOUSE	2,332.42
2,332.42 / 1,000 (1 SPACE PER 1,000 SF)	2.33
STALLS REQUIRED FOR WAREHOUSE AREA	2.33 STALLS
TOTAL STALLS REQUIRED	22 STALLS
TOTAL STALLS PROVIDED	22 STALLS
SURPLUS / DEFICIT	0 STALLS

*A MAXIMUM OF 6,555.00 SF OF GENERAL OFFICE / RETAIL AREA IS PERMITTED ON THIS SITE PER THE PARKING REGULATIONS. ANY GENERAL OFFICE AREAS CAN BE SUBSTITUTED BY WAREHOUSE AREA WITHOUT ANY MODIFICATIONS TO THE SITE AS WAREHOUSE AREA HAS A LESSER PARKING STALL REQUIREMENT.



SITE DATA		
EXISTING AND PROPOSED USE	VACANT LAND	
PROPOSED USE	WAREHOUSE / OFFICE	
EXISTING ZONING	I-1 (LIGHT INDUSTRIAL)	
EXISTING FUTURE LAND USE DESIGNATION	INDUSTRIAL	
PROPERTY AREA:	0.88	AC
WETLANDS AREA:	0.00	AC
EXISTING FAR:	0.000	FAR
PROPOSED FAR:	0.230	FAR
ISR EXISTING	0.00	ISR
ISR PROPOSED	0.58	ISR
MAXIMUM ALLOWED BUILDING HEIGHT	40.00	FEET
SETBACKS	**REQUIRED**	**PROVIDED**
FRONT	50 FT	50 FT
SIDE	25 FT	25 FT
REAR	30 FT	70.39 FT
BASIN INFORMATION		
PERVIOUS/IMPERVIOUS AREAS:		
EXISTING IMPERVIOUS AREA:		
AREA	**ACRES**	**SQUARE FEET**
EXISTING IMPERVIOUS AREAS:	0.00	0.00
PROPOSED IMPERVIOUS AREA:		
1. BUILDING AREA	0.20	8887.42
2. PARKING AND DRIVE AREAS	0.30	13168.71
3. TOTAL PROPOSED IMPERVIOUS	0.51	22056.13
4. TOTAL INCREASE IN IMPERVIOUS AREA	0.51	22056.13
5. TOTAL PROPOSED PERVIOUS AREA	0.37	16276.67
1 6. PERCENT IMPERVIOUS - NOT INCLUDING RETENTION EASEMENT	71%	
7. PERCENT IMPERVIOUS - TOTAL PARCEL	58%	
8. PERCENT PERVIOUS - TOTAL PARCEL	42%	



LOCATION MAP **SCALE 1" = 2000'**

LEGAL DESCRIPTION:

LOT 8, STORY ROAD BUSINESS PARK, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK F, PAGE 9, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

TABLE OF CONTENTS

SHEET	SHEET DESCRIPTION	REVISION NO.	REVISION DATE
1	COVER SHEET	1	9/28/2011
2	LEGEND SHEET	1	9/28/2011
3	SURVEY & AERIAL PLAN	1	9/28/2011
4	MASTER PLAN	1	9/28/2011
5	GRADING PLAN	1	9/28/2011
6	UTILITY PLAN	1	9/28/2011
7	LANDSCAPE PLAN	1	9/28/2011
8	LIGHTING PLAN	1	9/28/2011
9	GENERAL DETAILS	1	9/28/2011
10	CITY OF WINTER GARDEN DETAILS	1	9/28/2011
11	CITY OF WINTER GARDEN DETAILS	1	9/28/2011
12	CITY OF WINTER GARDEN DETAILS	1	9/28/2011
13	CITY OF WINTER GARDEN DETAILS	1	9/28/2011
14	CONCRETE PAVEMENT DETAILS	1	9/28/2011
15	CONCRETE PAVEMENT DETAILS	1	9/28/2011

Know what's **below.**
Call before you dig.

PERMITTEE/OWNER
MR. DONALD A. WINGATE
LAKENDON, INC
110 MERICAM COURT
WINTER GARDEN, FLORIDA 34787
(407) 656-8623
magicgator@aol.com

CIVIL ENGINEER
MR. ARTHUR C. NIX, P.E.
MONTVERDE ENGINEERING, INC.
P.O. BOX 560116
MONTVERDE, FLORIDA 34756
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anix@comcast.net

SURVEYOR
MR. RENE P. VAN KERSBERGEN
PHAROS CONSULTING, LLC.
6996 PIAZZA GRANDE AVE, SUITE 309
ORLANDO, FLORIDA 32835
(407) 472-6809

GEOTECHNICAL ENGIEER
MR. DOUGLAS J. YOVAISH, P.E.
YOVAISH ENGINEERING SERVICES INC.
953 SUNSHINE LANE
ALTAMONTE SPRINGS, FLORIDA 32714
(407) 774-9383

PERMITTING AGENCIES

S.J.R.W.M.D.: ENVIRONMENTAL RESOURCE PERMIT LETTER MODIFICATION - EXISTING PERMIT # 42-095-45247-1
F.D.E.P.: WATER & WASTEWATER SYSTEM PERMITS OR EXEMPTIONS
CITY OF WINTER GARDEN: SITE PLAN APPROVAL

UTILITY COMPANIES

WATER: (407) 656-4111 CITY OF WINTER GARDEN
SEWER: (407) 656-4111 CITY OF WINTER GARDEN
ELECTRIC: (407) 629-1010 PROGRESS ENERGY OF FLORIDA
TELEPHONE: (407) 339-1811 CENTURYLINK
CABLE: (407) 291-2500 BRIGHTHOUSE NETWORKS
GAS: (407) 656-2734 LAKE APOPKA NATURAL GAS

MONTVERDE ENGINEERING INC.
P.O. BOX 560116 MONTVERDE, FL 34756 - PHONE 407-469-4829
9-28-2011
NOT VALID WITHOUT SIGNATURE AND SEAL
ARTHUR C. NIX, P.E. P.E. NUMBER 36859
CERT. OF AUTHORIZATION NUMBER 5343

WINGATE COMMERCIAL BUILDING
756 BUSINESS PARK BOULEVARD
CITY OF WINTER GARDEN **ORANGE COUNTY, FLORIDA**

JOB NO.	1018
DATE	9/28/11
SCALE	SEE GRAPHIC
DRAWN BY	ACN, NWB
CHKD BY	ACN

REVISIONS

1	GEN REVISION 9-28-11
2	
3	
4	
5	
6	
7	
8	

SHEET TITLE:
COVER SHEET

SHEET NO:
SHEET 1

ABBREVIATIONS

A

A	AREA
AB	ANCHOR BOLT
ABD	ABANDON(ED)
AC	ACRES
AC-FT	ACRE FOOT / FEET
ACP	ASBESTOS CEMENT PIPE
ADDL	ADDITIONAL
ADT	AVERAGE DAILY TRAFFIC
AL	ALUMINUM
ALT	ALTERNATIVE
AM	BEFORE NOON
AMP	AMPERES
APPROX	APPROXIMATE
ARV	AIR RELEASE VALVE
ARVV	AIR RELEASE VACUUM VALVE
ASPH	ASPHALT
ASSY	ASSEMBLY
AVE	AVENUE
AVG	AVERAGE
AZ	AZIMUTH

B

BFP	BACKFLOW PREVENTER
BL	BASELINE
BLDG	BUILDING
BLVD	BOULEVARD
BM	BENCH MARK
BND	BOUNDARY
BO	BLOWOFF
BOC	BACK OF CURB
BOT	BOTTOM
BRG	BEARING
BS	BOTTOM OF SLOPE
BV	BUTTERFLY VALVE

C

CAP	CAPACITY
CB	CATCH BASIN
CC	CENTER TO CENTER
CEM	CEMENT
CF	CUBIC FEET
CFM	CUBIC FEET PER MINUTE
CFS	CUBIC FEET PER SECOND
C&G	CURB AND GUTTER
CI	CAST IRON
CIP	CAST IRON PIPE
CJ	CONSTRUCTION JOINT
C/L	CENTER LINE
CLP	CONCRETE LIGHT POLE
CLR	CLEAR / CLEARANCE
CLS	CLASS
CM	CONCRETE MONUMENT
CMP	CORRUGATED METAL PIPE
CMPA	CORRUGATED METAL PIPE ARCH
CND	CONDUIT
CO,	COUNTY
CO	CLEANOUT
COL	COLUMN
COMP	COMPLETE
CONC	CONCRETE
CONN	CONNECTION
CONST	CONSTRUCT(ION)
CONT	CONTINUOUS
COORD	COORDINATE(S)
COR	CORNER
CPLG	COUPLING
CPP	CONCRETE POWER POLE
CS	CONTROL STRUCTURE
CTG	COATING
CTR	CENTER
CTV	CABLE TELEVISION
CULV	CULVERT
CY	CUBIC YARD
CYL	CYLINDER

D

DBL	DOUBLE
DEG OR °	DEGREE
DEFL	DEFLECT(ION)
DEPT	DEPARTMENT
DET	DETAIL
DHWL	DESIGN HIGH WATER LEVEL
DI	DUCTILE IRON
DIA	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DIP	DUCTILE IRON PIPE
DISCH	DISCHARGE
DIST	DISTANCE
DMH	DROM MAN HOLE
DN	DOWN
DRN	DRAIN
DWG	DRAWING
DWY	DRIVEWAY

E

E	EAST
EA	EACH
EC	EDGE OF CONCRETE
ED	ENERGY DISSIPATER
EF	EACH FACE
EFF	EFFLUENT
EG	EXISTING GRADE
E/L	EASMENT LINE
ELB	ELBOW
ELEC	ELECTRIC
ELEV	ELEVATION
ELLIP	ELLIPSE / ELLIPTICAL
ENC	ENCASEMENT
ENG	ENGINEER(ING)
EOP	EDGE OF PAVEMENT
EQ	EQUAL / EQUATION
EQUIP	EQUIPMENT
EQUIV	EQUIVALENT
ESMT	EASEMENT
EST	ESTIMATE
EW	EACH WAY
EWL	ENDWALL
EXC	EXCAVATE / EXCAVATION
EXIST	EXISTING
EXP	EXPAND / EXPANSION
EXT	EXTEND / EXTENSION

F

F&C	FRAM AND COVER
FD	FLOOD DRAIN
FDN	FOUNDATION
FDOT	FLORIDA DEPARTMENT OR TRANSPORTATION
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
F&I	FURNISH AND INSTALL
FIG	FIGURE
FIN	FINISHED
FIT	FITTING
FL	FENCE LINE
FLR	FLOOR
FLEX	FLEXIBLE
FLG	FLANGE
FM	FORCE MAIN
FND	FOUND
FPH	FEET PER HOUR
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FT	FEET / FOOT
FTG	FOOTING

G

GA	GAUGE
GAL	GALLON
GALV	GALVANIZED
GM	GAS MAIN
GPD	GALLONS PER DAY
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GPS	GALLONS PER SECOND
GR	GUARD RAIL
GRD	GROUND / GRADE
GSP	GALVANIZED STEEL PIPE
GV	GATE VALVE
GV&B	GATE VALVE AND BOX
GW	GUY WIRE
GWT	GROUND WATER TABLE

H

HB	HOSE BIB
HDPE	HIGH DENSITY POLYETHYLENE
HDW	HARDWARE
HORZ	HORIZONTAL
HP	HORSEPOWER
HR	HOUR
HT	HEIGHT
HW	HEADWALL
HWL	HIGH WATER LEVEL
HWY	HIGHWAY
HWD	HYDRAULIC

I

I-(4)	INTERSTATE HIGHWAY (NO.)
IA	INTERSECTION ANGLE
ID	INSIDE DIAMETER
IF	INSIDE FACE
IN	INCHES
INL	INLET
INS	INSERT
INST	INSTALL
IP	IRON PIPE
IR	IRON ROD
INT	INTERSECT / INTERSECTION
INV	INVERT

J

JB	JUNCTION BOX
JCT	JUNCTION
JST	JOIST
JT	JOINT

K

L

L	LENGTH
LAT	LATITUDE
LATL	LATERAL
LB	POUND
LF	LINEAR FEET / FOOT
LG	LONG
LIM	LIMITS(S)
LP	LIGHT POLE
LT	LEFT
LWL	LOW WATER LEVEL

M

MAINT	MAINTENANCE
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
ME	MITERED END
MFR	MANUFACTURER
MGD	MILLION GALLONS PER DAY
MH	MANHOLE
MHC	MANHOLE COVER
MHWL	MEAN HIGH WATER LEVEL
MIN	MINIMUM
MISC	MISCELLANEOUS
MJ	MECHANICAL JOINT
MLWL	MEAN LOW WATER LEVEL
MON	MONUMENT
MPH	MILES PER HOUR
MSL	MEAN SEA LEVEL
MTG	MOUNTING

N

N	NORTH
NA - N/A	NOT APPLICABLE
N&C	NAIL AND CAP
NE	NORTHEAST
NG	NATURAL GROUND
NIC	NOT IN CONTACT
NO - #	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
NW	NORTHWEST
NWL	NORMAL WATER LINE

O

OC	ON CENTER
OD	OUTSIDE DIAMETER
OE	OR EQUAL
OPNG	OPENING
OPP	OPPOSITE
ORCP	OVAL REINFORCED CONCRETE PIPE
OS	OUTFALL STRUCTURE
OVFL	OVERFLOW
OVHD	OVERHEAD

P

PC	POINT OF CURVATURE
PCC	POINT OF COMPOUND CURVATURE
PEP	POLYETHYLENE PIPE
PFGP	PROFILE GRADE POINT
PI	POINT OF INTERSECTION
P/L	PROPERTY LINE
POB	POINT OF BEGINNING
POJ	PUSH ON JOINT
PP	POWER POLE
PR	PHONE RISER
PRC	POINT OF REVERSE CURVATURE
PRESS	PRESSURE
PROJ	PROJECT
PROP	PROPOSED
PRVC	POINT OF REVERSE VERTICAL CURVE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE
PVMT	PAVEMENT
PWR	POWER

Q

Q	FLOW RATE

R

R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RCPA	REINFORCED CONCRETE PIPE ARCH
RD	ROAD
RDY	ROADWAY
RED	REDUCER
REF	REFERENCE
REINF	REINFORCE(D)
REQD	REQUIRED
REV	REVISE(D) / REVISION
RPM	REVOLUTIONS PER MINUTE
RR	RAILROAD
RT	RIGHT
RV	RELIEF
R/W	RIGHT OF WAY
RWM	REUSE WATER MAIN

S

S	SOUTH
SAN	SANITARY SEWER
SB	SPLASH BLOCK
SCH	SCHEDULE
SD	SIDE DRAIN
SDN	SHELF DRAIN
SE	SOUTH EAST
SEC	SECONDS
SECT	SECTION
SH	SHEET
SHGWT	SEASONAL HIGH GROUND WATER TABLE
SIM	SIMILAR
S/L	SETBACK LINE
SL	SLOPE
SM	SHEET METAL
SPEC	SPECIFICATION(S)
SQ	SQUARE
SQIN	SQUARE INCH(ES)
SQFT	SQUARE FOOT / FEET
SQYD	SQUARE YARD(S)
SR	STATE ROAD
SS	STAINLESS STEEL
ST	STREET
STA	STATION
STD	STANDARD
STL	STEEL
STR	STRUCTURE
STS	STORM SEWER
SUP	SUPPORT
SUSP	SUSPEND / SUSPENSION
SVC	SERVICE
SW	SOUTHWEST
SWK	SIDEWALK
SYM	SYMBOL(S)
SYS	SYSTEM

T

T	TANGENT
TB	TURF BLOCK
T&B	TOP AND BOTTOM
TBM	TEMPORARY BENCH MARK
TC	TIME OF CONCENTRATION
TD	TRENCH DRAIN
TDH	TOTAL DYNAMIC HEAD
TECH	TECHNICIAN / TECHNICAL
TEMP	TEMPORARY
TL	TERMINAL LAMPHOLE
TOB	TOP OF BANK
TOC	TOP OF CURB
TOS	TOE OF SLOPE
TOT	TOTAL
TS	TOP OF SLOPE
TWP	TOWNSHIP
TYP	TYPICAL

U

UD	UNDERDRAIN
UG	UNDERGROUND
UON	UNLESS OTHERWISE NOTED
UTC	UNDERGROUND TELEPHONE CABLE

V

VB	VALVE BOX
VC	VERTICAL CURVE
VCP	VITRIFIED CLAY PIPE
VERT	VERTICAL
VPC	VERTICAL POINT OF CURVE
VPI	VERTICAL POINT OF INTERSECTION
VPT	VERTICAL POINT OF TANGENCY

W

W	WEST
W /	WITH
WM	WATER MAIN
W / O	WITHOUT
WP	WATER / WEATHER PROOF
WPP	WOOD POWER POLE
WS	WATER SURFACE
WSWT	WET SEASON WATER TABLE
WT	WEIGHT
WV	WATER VALVE
WWF	WELDED WIRE FABRIC
WWM	WELDED WIRE MESH

X

Y

YD	YARD
YR	YEAR

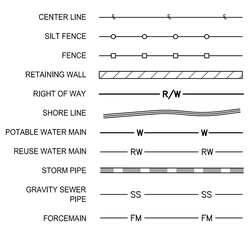
Z

MISC

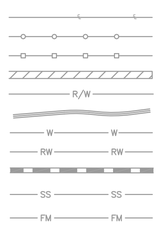
&	AND
@	AT
Δ	DELTA
±	PLUS OR MINUS

SYMBOLS AND LINES

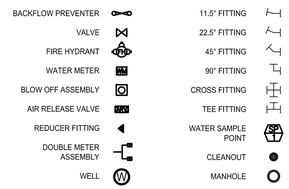
LINES - PROPOSED



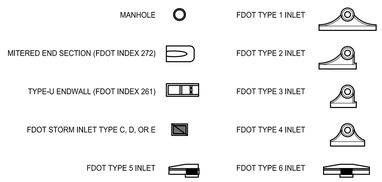
LINES - EXISTING



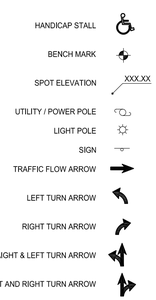
UTILITY SYMBOLS



STORM DRAIN



GENERAL SITE



MONTVERDE ENGINEERING INC.
P.O. BOX 560116 MONTVERDE, FL 34756 - PHONE 407-469-4829
9-28-2011
NOT VALID WITHOUT RAISED SEAL
ARTHUR C. NIX , P.E. P.E. NUMBER 36859
CERT. OF AUTHORIZATION NUMBER 9343

WINGATE COMMERCIAL BUILDING

756 BUSINESS PARK BOULEVARD

ORANGE COUNTY, FLORIDA

CITY OF WINTER GARDEN

JOB NO.	1018
DATE	9/28/11
SCALE	SEE GRAPHIC
DRAWN BY	ACN, NWB
CHKD BY	ACN

REVISIONS

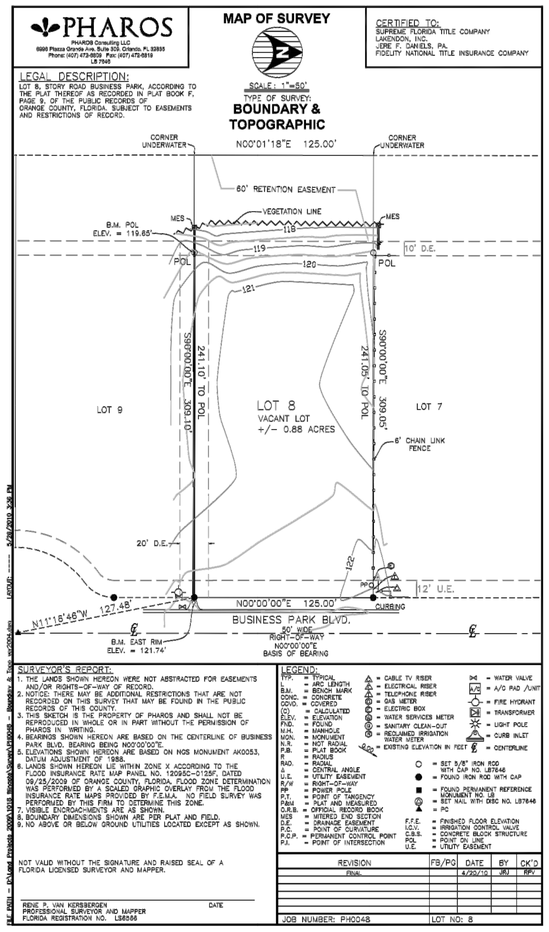
1	GEN REVISION 9-28-11
2	
3	
4	
5	
6	
7	
8	

SHEET TITLE:

LEGEND SHEET

SHEET NO:

SHEET 2



SURVEY
Scale: 1:50

AERIAL PLAN
Scale: 1:100

MONTVERDE ENGINEERING INC.
P.O. BOX 560116 MONTVERDE, FL 34756 - PHONE 407-469-4929
ARTHUR C. NIX, P.E. P.E. NUMBER 36859
CERT. OF AUTHORIZATION NUMBER 9343
9-28-2011

WINGATE COMMERCIAL BUILDING
756 BUSINESS PARK BOULEVARD
ORANGE COUNTY, FLORIDA
CITY OF WINTER GARDEN

JOB NO.	1018
DATE	9/28/11
SCALE	SEE GRAPHIC
DRAWN BY	ACN, NWB
CHKD BY	ACN

REVISIONS

1	GEN REVISION 9-28-11
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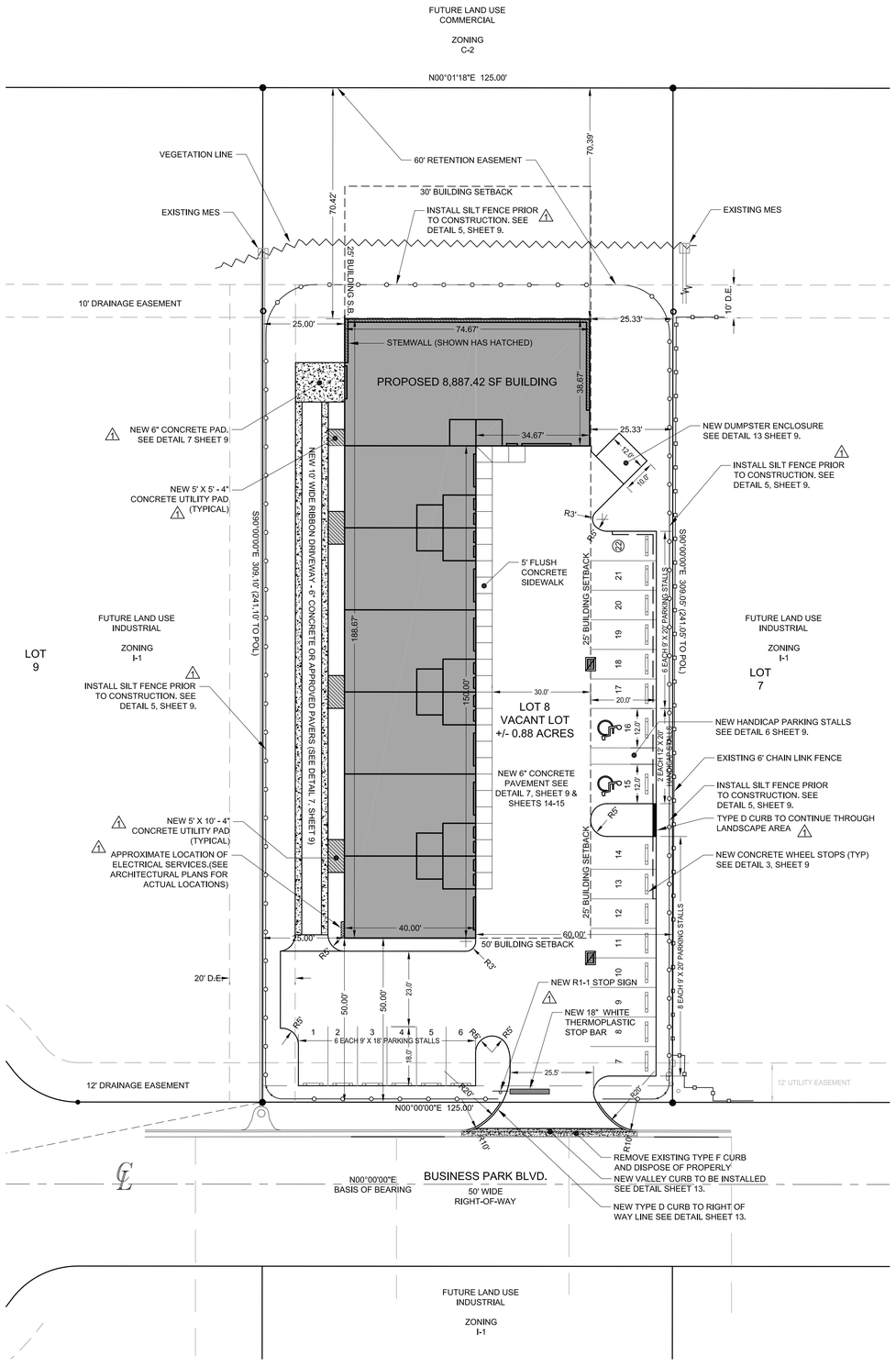
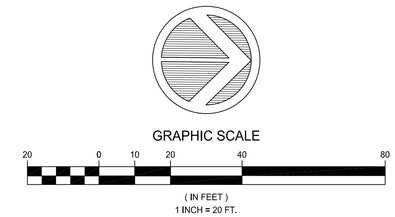
SHEET TITLE:
SURVEY & AERIAL PLAN

SHEET NO:
SHEET 3





DEMOLITION NOTES

1. CONTRACTOR TO DEMOLISH AND REMOVE ALL IMPROVEMENTS WITHIN LIMITS OF DEMOLITION SHOWN UNLESS OTHERWISE NOTED.

2. CONTRACTOR TO ESTABLISH AND PROPERLY FLAG PROPERTY LINES PRIOR TO DEMOLITION.

3. THE CONTRACTOR SHALL UTILIZE SUITABLE EROSION CONTROL DURING DEMOLITION, SEE GENERAL NOTES.

4. THE CONTRACTOR IS RESPONSIBLE FOR THE DISPOSAL OF ALL DEMOLITION DEBRIS AT A LICENSED FACILITY.

5. ANY UTILITIES TO BE PLUGGED SHALL BE FILLED WITH A MINIMUM 1.0 CUBIC FT. OF NON SHRINK GROUT OR AS OTHERWISE APPROVED BY ENGINEER.

6. ANY TREES SHOWN TO REMAIN SHALL MAINTAIN PROTECTIVE BARRIERS DURING DEMOLITION AND CONSTRUCTION. THESE BARRIERS SHALL BE IN ACCORDANCE WITH CURRENT CITY/COUNTY STANDARDS.

7. THE CONTRACTOR SHALL COORDINATE THE REMOVAL/RELOCATION OF EXISTING UTILITIES WITH THE OWNER OF SAID UTILITY. THIS SHALL INCLUDE WATER, SEWER, GAS, CABLE TV, POWER AND TELEPHONE.

8. THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES PRIOR TO DEMOLITION AND WILL BE RESPONSIBLE FOR THE DAMAGE OF ANY ON-SITE OR OFF-SITE UTILITIES THAT ARE NOT A PART OF THIS PROJECT, ARE NOT IDENTIFIED TO BE REMOVED, OR ARE NOT LOCATED ON THE PROJECT PLANS.

9. THE CONTRACTOR SHALL BARRICADE THE SITE AND CONTROL TRAFFIC PER CURRENT FDOT TRAFFIC CONTROL STANDARDS.

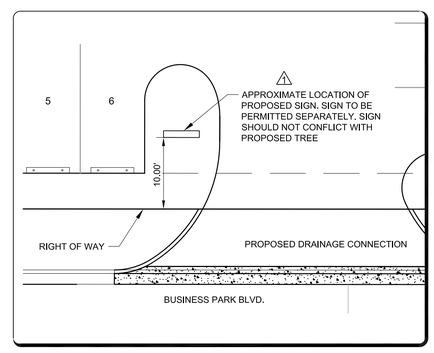
10. REMOVAL OF ASBESTOS CONTAINING MATERIALS SHALL BE IN ACCORDANCE WITH THE REGULATORY STANDARDS AND RECOMMENDATIONS OUTLINED IN THE LIMITED ASBESTOS SURVEY REPORT PERFORMED FOR THIS SITE.

11. REMOVAL OF ANY EXISTING WATER METERS, DOUBLE CHECK VALVE ASSEMBLIES, AND GATE VALVES TO BE COORDINATED WITH THE WATER UTILITY.

12. CONTRACTOR TO COORDINATE RELOCATION OF EXISTING POWER POLE WITH POWER UTILITY.

13. ALL DEMOLITION ACTIVITIES COINCIDE WITH PROPOSED CONSTRUCTION, IT SHALL BE THE DEMOLITION CONTRACTORS RESPONSIBILITY TO UNDERSTAND THE ENTIRE SCOPE OF PROPOSED CONSTRUCTION PRIOR TO BIDDING DEMOLITION WORK.

14. ALL PAVEMENT EDGES SHALL BE SAW CUT AND REMOVED WHERE APPLICABLE.



GROUND OR PYLON SIGN LOCATION

1" = 10'

GENERAL CONSTRUCTION NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS OF THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) MANUAL OF UNIFORM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS, ORANGE COUNTY, OR CITY OF WINTER GARDEN WHICHEVER IS MORE STRINGENT.

2. PRIOR TO COMMENCING WORK, THE CONTRACTOR SHALL FURNISH, ERECT AND MAINTAIN ALL BARRICADES, WARNING SIGNS AND MARKINGS FOR HAZARDS AND THE CONTROL OF TRAFFIC.

3. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT ALL REQUIRED PERMITS ARE OBTAINED AND IN-HAND BEFORE BEGINNING CONSTRUCTION.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ELEVATIONS OF EXISTING UTILITIES SHOWN OR NOT SHOWN PRIOR TO CONSTRUCTION AND FOR NOTIFYING THE VARIOUS UTILITY COMPANIES TO MAKE THE NECESSARY ARRANGEMENTS FOR ANY RELOCATION, DISRUPTION OF SERVICE OR CLARIFICATION OF ACTIVITY REGARDING SAID UTILITY. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN CROSSING AN UNDERGROUND UTILITY, WHETHER SHOWN ON THESE PLANS OR FIELD LOCATED. UTILITIES WHICH INTERFERE WITH THE PROPOSED CONSTRUCTION SHALL BE RELOCATED BY THE RESPECTIVE UTILITY COMPANY DURING RELOCATION OPERATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR OF DAMAGES TO EXISTING UTILITIES.

5. THE LOCATIONS OF ALL EXISTING UTILITY SERVICES, FACILITIES AND STRUCTURAL FEATURES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION AND ARE PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OR THE COMPLETENESS OF THE LOCATION INFORMATION PROVIDED. ANY INACCURACY OR OMISSION IN SUCH INFORMATION SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PROTECT SUCH EXISTING FEATURES FROM DAMAGE OR UNSCHEDULED INTERRUPTION OF SERVICE. SHOULD A DISCREPANCY ARISE BETWEEN THESE PLANS AND ACTUAL FIELD CONDITIONS WHICH WOULD APPRECIABLY AFFECT THE EXECUTION OF THESE PLANS, THE CONTRACTOR WILL HALT CONSTRUCTION AND NOTIFY THE ENGINEER IMMEDIATELY.

6. WHERE MUCK OR OTHER ORGANIC MATERIAL IS REMOVED, IT SHALL BE REPLACED BY GOOD QUALITY BACKFILL MATERIAL OBTAINED FROM SOURCES APPROVED BY THE OWNER AND ENGINEER. NOTIFY THE ENGINEER IMMEDIATELY IF MUCK OR ORGANIC MATERIAL IS DISCOVERED OTHER THAN THAT SHOWN ON THE PLANS OR IN THE GEOTECHNICAL REPORT.

7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL SETBACKS AND/OR EASEMENTS PRIOR TO CONSTRUCTION.

8. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER OF ANY EXTRA WORK THAT IS NOT SHOWN ON THE PLANS. THIS EXTRA WORK MUST BE APPROVED BY THE ENGINEER AND THE OWNER BEFORE THE CONTRACTOR PROCEEDS WITH THE EXTRA WORK.

9. PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL PERFORM SITE CLEANUP THAT IS NOT SHOWN ON THE PLANS.

10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MEETING ALL INSPECTION CRITERIA AND SCHEDULES AND FOR SIGNING FOR SAID INSPECTIONS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER A MINIMUM OF 72 HOURS PRIOR TO AN INSPECTION OR TESTING.

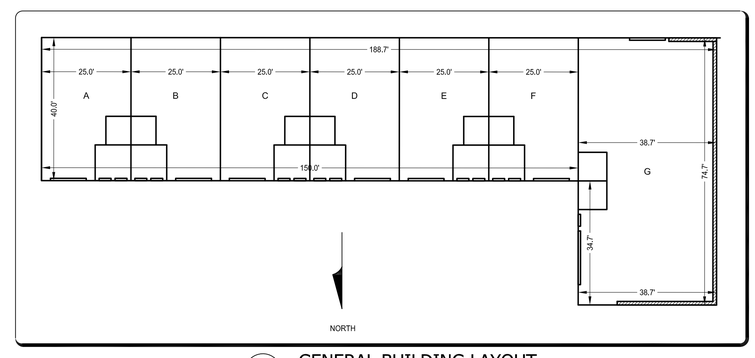
11. PRIOR TO FINAL ACCEPTANCE, THE CONTRACTOR SHALL PROVIDE TESTING RESULTS AND PERFORM INSPECTIONS AS REQUIRED BY THE CITY AND THE ENGINEER TO MEET THEIR RESPECTIVE REQUIREMENTS.

12. ALL WORK AND MATERIALS FURNISHED SHALL BE IN REASONABLE CONFORMITY WITH THE LINES, GRADES, SECTIONS, CROSS SECTIONS, DIMENSIONS, MATERIAL REQUIREMENTS AND TESTING REQUIREMENTS THAT ARE SPECIFIED IN THE CONTRACT, PLANS, PERMITS AND SPECIFICATIONS.

13. ALL ON SITE UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED.

14. THE CITY OF WINTER GARDEN WILL INSPECT PRIVATE SITE IMPROVEMENTS ONLY TO THE EXTENT THAT THEY CONNECT TO CITY OWNED/MAINTAINED SYSTEMS (ROADWAYS, DRAINAGE, UTILITIES, ETC.). IT IS THE RESPONSIBILITY OF THE OWNER AND DESIGN ENGINEER TO ENSURE THAT PRIVATELY OWNED AND MAINTAINED SYSTEMS ARE CONSTRUCTED TO THE INTENDED SPECIFICATIONS. THE CITY IS NOT RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF PRIVATELY OWNED SYSTEMS, TO INCLUDE, BUT NOT BE LIMITED TO, ROADWAYS, PARKING LOTS, DRAINAGE, STORMWATER PONDS OR ON-SITE UTILITIES.

15. AFTER FINAL PLAN APPROVAL, A PRECONSTRUCTION MEETING WILL BE REQUIRED PRIOR TO ANY COMMENCEMENT OF CONSTRUCTION. THE APPLICANT SHALL PROVIDE AN EROSION CONTROL AND STREET LIGHTING PLAN AT THE PRECONSTRUCTION MEETING AND SHALL PAY ALL ENGINEERING REVIEW AND INSPECTION FEES PRIOR TO CONSTRUCTION. INSPECTION FEES IN THE AMOUNT OF 2.25% OF THE COST OF ALL SITE IMPROVEMENTS SHALL BE PAID PRIOR TO ISSUANCE OF THE BUILDING PERMIT. ENGINEERING REVIEW FEES ARE BASED ON ACTUAL COSTS INCURRED BY THE CITY PER CODE.



GENERAL BUILDING LAYOUT

1" = 20'

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CERT. OF AUTHORIZATION NUMBER 9343

9-28-2011

WINGATE COMMERCIAL BUILDING

756 BUSINESS PARK BOULEVARD

CITY OF WINTER GARDEN

ORANGE COUNTY, FLORIDA

JOB NO.	1018
DATE	9/28/11
SCALE	SEE GRAPHIC
DRAWN BY	ACN, NWB
CHKD BY	ACN

REVISIONS

1	GEN REVISION 9-28-11
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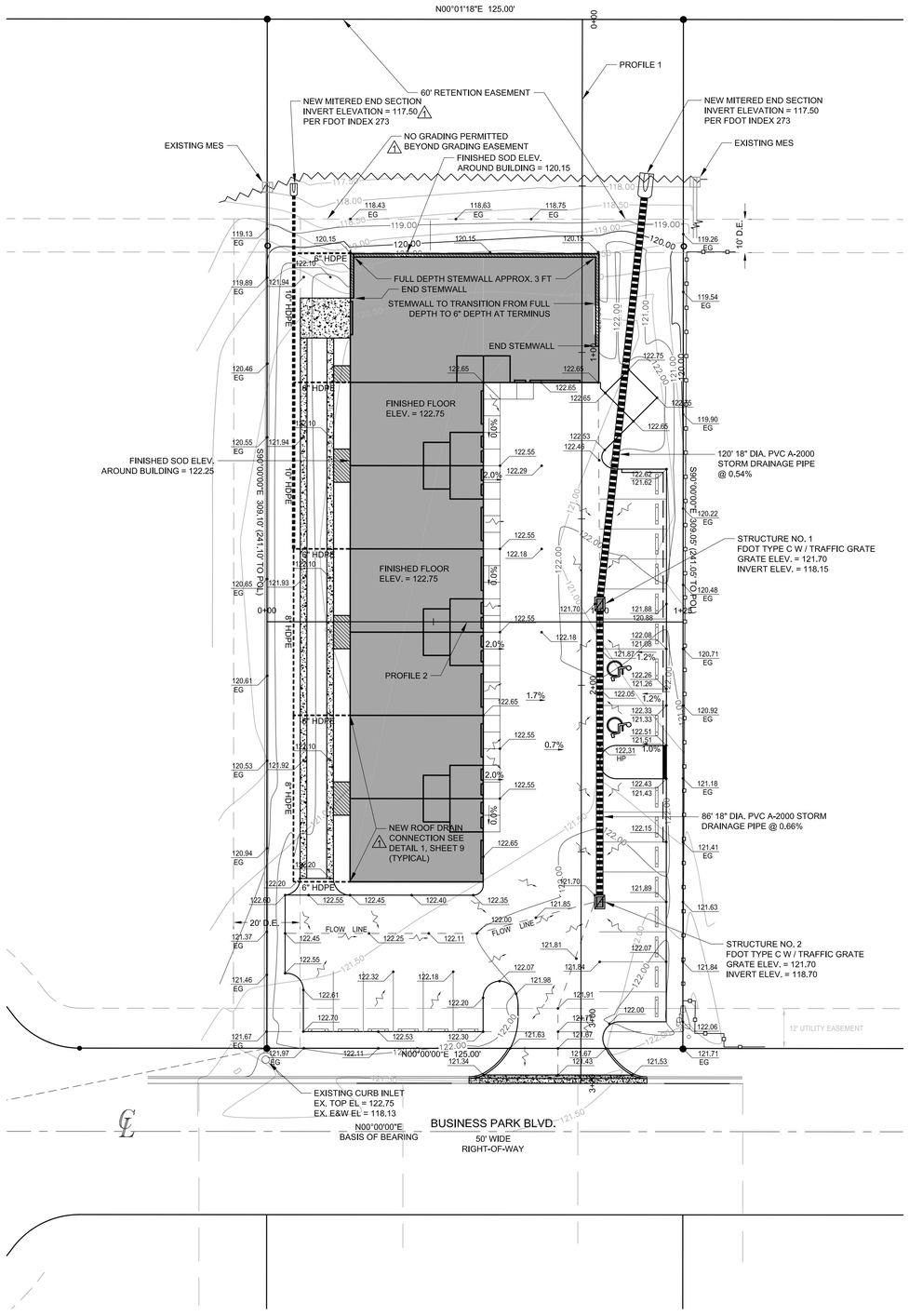
SHEET TITLE:

MASTER SHEET

SHEET NO:

SHEET 4



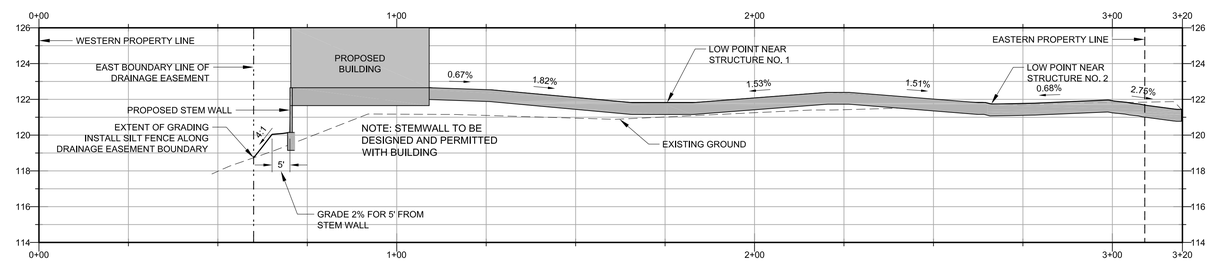
PAVING AND DRAINAGE NOTES

1. PAVEMENT MARKINGS SHALL BE PLACED AS SHOWN IN THE PLANS, PER WINTER GARDEN REQUIREMENTS AND FDOT ROADWAY AND TRAFFIC DESIGN STANDARDS (LATEST EDITION).
2. ALL EXCAVATIONS WITHIN TEN (10) FEET OF THE TRAVELED ROADWAY MUST BE FILLED WITHIN 24 HOURS.
3. THE CONTRACTOR SHALL INSURE THAT PROPER SOIL DENSITIES ARE ACHIEVED (98% MINIMUM) PER CITY OF WINTER GARDEN REQUIREMENTS.
4. THE CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH THE POLICIES AND GUIDELINES ESTABLISHED BY THE LOCAL GOVERNING AGENCY FOR THE PRESERVATION OF ALL PUBLIC AND PRIVATE PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL DAMAGE OR INJURY TO PROPERTY OF ANY CHARACTER, DURING THE PROSECUTION OF WORK, RESULTING FROM ANY ACT, OMISSION, NEGLECT OR MISCONDUCT IN HIS MANNER OR METHOD OF EXECUTING THE WORK OR AT ANYTIME DUE TO DEFECTIVE WORK OR MATERIALS.
5. THE CONTRACTOR SHALL COMPLY WITH THE CITY OF WINTER GARDEN STANDARDS AND SPECIFICATIONS FOR STRIPPING, CLEARING, GRUBBING, GRADING, BACKFILLING AND EMBANKMENT PREPARATION WITHIN ALL DESIGNED ROADWAY RIGHT-OF-WAY SECTIONS.
6. COMPACT ALL UTILITY TRENCHES WITHIN ROADWAYS TO 98% OF THE MODIFIED PROCTOR MAXIMUM DENSITY; WITHIN OTHER AREAS TO 95%.
7. ALL STORM SEWER PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN CENTERLINE OF DRAINAGE STRUCTURES.
8. ALL NON-PAVED DISTURBED AREAS TO BE SODDED UNLESS OTHERWISE NOTED.
9. ALL PAVEMENT RETURN RADII SHALL BE MEASURED FROM THE INTERFACE OF THE CONCRETE CURB AND PAVEMENT SURFACE UNLESS OTHERWISE NOTED.
10. THE STORM DRAINAGE SYSTEM SHALL BE FREE OF DIRT, SAND AND DEBRIS PRIOR TO FINAL ACCEPTANCE.
11. ALL PAVING AND RESTORATION TO PAVEMENT SHALL BE DONE IN ACCORDANCE WITH FDOT ROAD CONSTRUCTION SPECIFICATIONS.
12. ALL SIGNS SHALL BE IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" PUBLISHED BY THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION - MOST RECENT EDITION.
13. ALL STORM PIPE JOINTS SHALL BE WRAPPED PER CITY OF WINTER GARDEN REQUIREMENTS.
14. TRENCH BACKFILL SHALL MEET FDOT REQUIREMENTS FOR CLEAN SELECT BACKFILL.
15. ALL DISTURBED AREAS OF PARCELS AND TRACTS SHALL BE STABILIZED BY SEEDING AND MULCHING TO PREVENT EROSION UPON COMPLETION OF CONSTRUCTION. ALL NON-PAVED AREAS OVER 3% SLOPE ARE TO BE SODDED.
16. STORM PIPE TO BE WHITE A-2000 AS MANUFACTURED BY CONTECH CONSTRUCTION PRODUCTS, INC.
17. IMPORT FILL SOURCE TO BE APPROVED BY THE GEOTECHNICAL ENGINEER AND SHALL BE COMPRISED OF CLEAN SAND WITH LESS THAN 10 PERCENT PASSING THE 200 SIEVE. THE FILL SHALL BE PLACE IN MAXIMUM OF 12-INCH THICK LIFTS AND COMPACTED TO DENSITY REQUIRED.
18. NO FILL OR RUNOFF WILL BE ALLOWED TO DISCHARGE ONTO ADJACENT PROPERTIES; EXISTING DRAINAGE PATTERNS SHALL NOT BE ALTERED. THE APPLICANT SHOULD NOTE THAT IF APPROVAL IS GRANTED, THE CITY OF WINTER GARDEN IS NOT GRANTING RIGHTS OR EASEMENTS FOR DRAINAGE FROM, OR ONTO, PROPERTY OWNED BY OTHERS. OBTAINING PERMISSION, EASEMENTS OR OTHER APPROVALS THAT MAY BE REQUIRED TO DRAIN ONTO PRIVATE PROPERTY IS THE OWNER/DEVELOPER'S RESPONSIBILITY. SHOULD THE FLOW OF STORMWATER RUNOFF FROM, OR ONTO ADJACENT PROPERTIES BE UNREASONABLE OR CAUSE PROBLEMS, THE CITY WILL NOT BE RESPONSIBLE AND ANY CORRECTIVE MEASURES REQUIRED WILL BE THE RESPONSIBILITY OF THE OWNER. SITE CONSTRUCTION SHALL ADHERE TO THE CITY OF WINTER GARDEN EROSION AND SEDIMENT CONTROL REQUIREMENTS AS CONTAINED IN CHAPTER 106 - STORMWATER. IF APPROVAL IS GRANTED BY THE CITY OF WINTER GARDEN, IT DOES NOT WAIVE ANY PERMITS THAT MAY BE REQUIRED BY FEDERAL, STATE, REGIONAL, COUNTY, MUNICIPAL OR OTHER AGENCIES THAT MAY HAVE JURISDICTION.

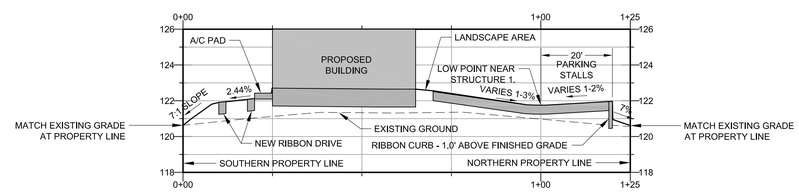
GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 INCH = 20 FT.



P1 SITE PROFILE 1
H 1"=20', V 1"=4'



P2 SITE PROFILE 2
H 1"=20', V 1"=4'

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ARTHUR C. NIX, P.E. P.E. NUMBER 36859
CERT. OF AUTHORIZATION NUMBER 5543

9-28-2011

WINGATE COMMERCIAL BUILDING
756 BUSINESS PARK BOULEVARD
ORANGE COUNTY, FLORIDA
CITY OF WINTER GARDEN

JOB NO.	1018
DATE	9/28/11
SCALE	SEE GRAPHIC
DRAWN BY	ACN, NWB
CHKD BY	ACN

REVISIONS

1	GEN REVISION 9-28-11
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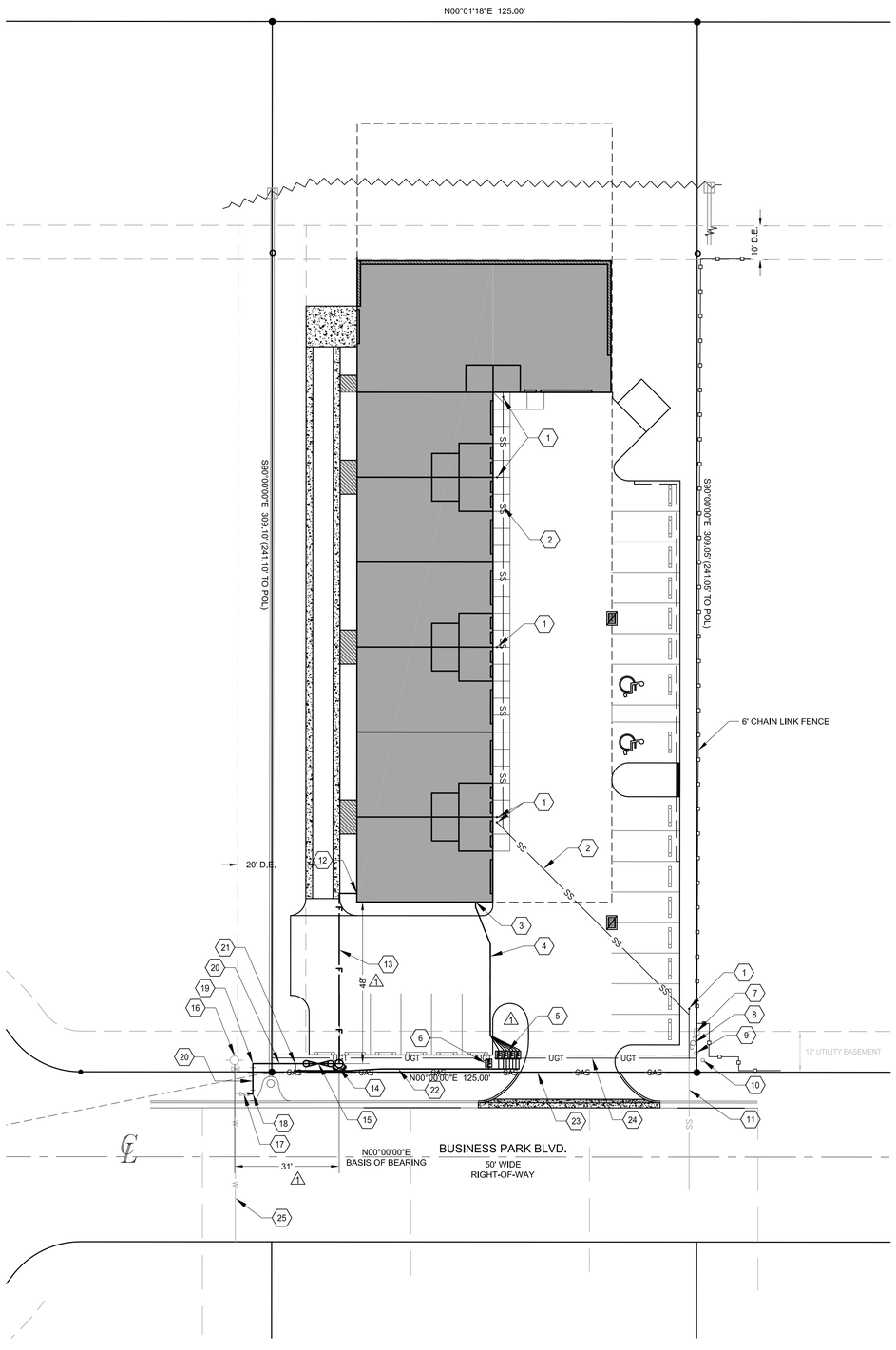
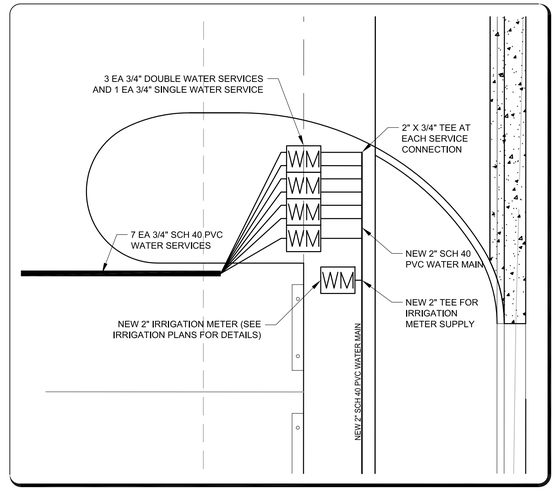
SHEET TITLE:
GRADING SHEET

SHEET NO:
SHEET 5





METER DETAIL

Scale: 1" = 5'

LEADER LEGEND:

1. NEW SANITARY CLEAN-OUT. TOP TO MATCH EXISTING GRADE. TRAFFIC TYPE PLUG ASSEMBLY TO BE USED IF CLEAN-OUT IS TO BE LOCATED IN PAVEMENT.
2. 6" PVC ASTM D3034 SDR 26 SANITARY SEWER LATERAL @ 1% MIN SLOPE.
3. APPROXIMATE CONNECTION POINT FOR WATER SERVICES TO BUILDING. SEE ARCHITECTURAL PLANS FOR EXACT LOCATION.
4. 7 EACH 3/4" DOMESTIC WATER LINES (SHOWN AS ONE LINE FOR PLAN CLARITY)
5. 7 EACH 3/4" DOMESTIC WATER METERS TO BE INSTALLED IN A DOUBLE METER CONFIGURATION IN 4 EACH DOUBLE METER BOXES.
6. NEW 2" IRRIGATION WATER METER. SEE IRRIGATION SHEET 7 FOR MORE DETAILS
7. EXISTING POWER UTILITY RISER BOX.
8. EXISTING POWER POLE.
9. EXISTING TELEPHONE RISER BOX.
10. EXISTING CABLE RISER BOX.
11. EXISTING SANITARY SEWER STUB-OUT (CONTRACTOR TO FIELD VERIFY)
12. APPROXIMATE LOCATION OF FIRE PROTECTION RISER (SEE ARCHITECTURAL PLANS FOR LOCATION)
13. NEW 4" DUCTILE IRON FIRE MAIN
14. NEW FIRE DEPARTMENT CONNECTION (FDC) - POINT OF CONNECTION TO BE INSTALLED STAND ALONE (SEPARATE FROM THE CHECK VALVE ASSEMBLY). FIRE DEPARTMENT CONNECTIONS SHALL BE IDENTIFIED BY A SIGN THAT STATES, "NO PARKING FIRE DEPARTMENT CONNECTION" AND SHALL BE DESIGNED IN ACCORDANCE WITH FDOT STANDARDS FOR INFORMATION SIGNAGE.
15. NEW DOUBLE DETECTOR CHECK VALVE ASSEMBLY. (POINT OF SERVICE) ALL WORK DOWNSTREAM OF THE POS SHALL BE PERFORMED BY A LICENSED FIRE SPRINKLER CONTRACTOR.
16. EXISTING FIRE HYDRANT ASSEMBLY.
17. EXISTING VALVE AND CAP. CONTRACTOR TO VERIFY SIZE PRIOR TO CONTRUCTION. (COORDINATE WITH UTILITIES DEPARTMENT ON THE LOCATION OF THE EXISTING WATER MAIN AND CONNECTION TO THE EXISTING TEE ON BUSINESS PARK BLVD.)
18. NEW 4" - 90° FITTING. POSSIBLE REDUCER FITTING WILL BE NEEDED TO CONNECT TO EXISTING VALVE. CONTRACTOR TO VERIFY EXISTING VALVE SIZE BEFORE CONSTRUCTION.
19. NEW 4" - 90° FITTING
20. NEW 4" PVC C-900 DR-14 PIPE (MAY BE SUBSTITUTED WITH DUCTILE IRON PIPE)
21. NEW 2" TAPPING SADDLE AND CORP STOP VALVE ASSEMBLY
22. NEW 2" SCH 40 PVC WATER MAIN TO SUPPLY SERVICES
23. EXISTING LAKE APOPKA NATURAL GAS MAIN. CONTRACTOR TO LOCATE AND NOTIFY THE ENGINEER OF ANY CONFLICTS.
24. EXISTING BURRIED CENTURY LINK TELEPHONE LINE. CONTRACTOR TO LOCATE AND NOTIFY THE ENGINEER OF ANY CONFLICTS.
25. EXISTING 10" WATERMAIN

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 INCH = 20 FT.

UTILITY NOTES:

1. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/CONTRACTOR TO ENSURE THAT ALL REQUIRED PERMITS ARE IN HAND BEFORE BEGINNING ANY CONSTRUCTION, AND FOR NOTIFYING THE VARIOUS UTILITY COMPANIES OF AND RELOCATIONS, TEMPORARY DISRUPTION OF SERVICE ETC.
2. A PRE-CONSTRUCTION MEETING SHALL BE SCHEDULED BY THE CONTRACTOR WITH CITY OF WINTER GARDEN OFFICIALS, MONTVERDE ENGINEERING, THE OWNER AND ANY OTHER REPRESENTATIVES NECESSARY FOR THE PROJECT. ADEQUATE NOTICE SHALL BE PROVIDED PER CITY REQUIREMENTS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL FIELD VERIFY SIZE AND TYPE OF EXISTING MAIN PRIOR TO ORDERING TAPPING MATERIALS FOR TIE-INS.
5. A STAMPED APPROVED SET OF PLANS BY THE CITY OF WINTER GARDEN SHALL BE PRESENT ON THE SITE AT ALL TIMES.
6. INSTALLATION OF MATERIALS AND/OR STRUCTURES PRIOR TO SHOP DRAWING APPROVAL IS DONE AT THE CONTRACTOR'S OWN RISK.
7. CONTRACTOR SHALL MAINTAIN A SET OF RECORD DRAWINGS MARKED UP WITH HORIZONTAL AND VERTICAL AS-BUILT INFORMATION ON LOCATION OF WATERMAINS, FITTINGS, AND WATER SERVICES LOCATED FROM CENTERLINE OF NEAREST FIRE HYDRANT OR NEAREST MANHOLE.
8. PIPE LENGTHS SHOWN REPRESENT SCALED DISTANCES BETWEEN FITTING OF BRANCHES & MAINS.
9. ALL PIPE FITTINGS SHALL BE CLEARLY MARKED WITH THE NAME OR TRADEMARK OF THE MANUFACTURER. ALL PIPE AND FITTINGS SHALL BE SUITABLE FOR A MINIMUM OF 150PSI WORKING PRESSURE.
10. ALL PVC, POLYETHYLENE, COPPER AND DUCTILE IRON WATER SYSTEM MATERIALS SHALL BE APPROVED FOR POTABLE WATER SERVICE BY THE NATIONAL SANITATION FOUNDATION (NSF) AND BEAR THE NSF SEAL.
11. THE POTABLE DISTRIBUTION SYSTEM MAIN SHALL BE DR-18 PVC PIPE CONFORMING TO AWWA C-900, WITH A MINIMUM WORKING PRESSURE OF 150PSI, AND COLORED BLUE. WHERE REQUIRED, MAINS SHALL BE CEMENT LINED CLASS 50 DUCTILE IRON PIPE (DIP) CONFORMING TO AWWA C151. FITTINGS SHALL BE MECHANICAL JOINT DUCTILE IRON OR GREY IRON CONFORMING TO AWWA C153, WITH A MINIMUM WORKING PRESSURE OF 250PSI, UTILIZING "FIELD LOK" OR EQUIVALENT.
12. PROVIDE RESTRAINED JOINTS AS SHOWN ON THE WATER DETAIL SHEET. THRUST BLOCKS ARE NOT APPROVED UNLESS RESTRAINED JOINTS CANNOT WITHSTAND TEST PRESSURE.
13. ALL WATER MAIN CONSTRUCTION SHALL ADHERE TO ALL STANDARDS SET FORTH BY CITY OF WINTER GARDEN.
14. ALL WATER LINES SHALL BE FLUSHED CLEAN OF ALL DELETERIOUS MATERIAL PRIOR TO BEING PLACED INTO SERVICE.
15. WATER LINES SHALL BE PRESSURE TESTED AT 150 PSI PRIOR TO BEING PLACED INTO SERVICE IN ACCORDANCE WITH AWWA-C600 SPECIFICATIONS.
16. ALL PIPE SHALL BE COLOR CODED. GREEN STRIPE-SEWER, BLUE-WATER, PURPLE-RECLAIM. GREEN STRIPE PIPE REQUIRED FOR FORCE MAIN. IF NOT AVAILABLE THEN PIPE SHALL BE WRAPPED IN FORCE MAIN LABELED UTILITY TAPE.
17. ENGINEER SHALL INSPECT MATERIAL UPON DELIVERY ON SITE. ENGINEER SHALL BE NOTIFIED 48 HOURS PRIOR TO THE INSTALLATION OF ANY WATER MAIN. CONTACT ARTHUR C. NIX, P.E. 407-469-4829. CONTRACTOR SHALL UNDERSTAND THAT ENGINEER HAS TO CERTIFY UTILITIES TO THE CITY OF WINTER GARDEN AND FDEP. CONTRACTOR IS RESPONSIBLE TO SUBMIT TO ENGINEER ASBUILT PLANS OF THE UTILITIES.
18. ALL ONSITE UTILITIES SHALL BE PRIVATELY OWNED AND MAINTAINED.
19. FROM POINT OF CONNECTION TO BUILDING UNDERGROUND FIRE MAIN TO BE INSTALL BY A CERTIFIED FIRE LINE UNDERGROUND CONTRACTOR.
20. A MINIMUM OF 5' SEPARATION BETWEEN ALL UTILITIES (BOTH EXISTING AND PROPOSED) AND TREES WITH INVASIVE ROOT SYSTEMS SHALL BE REQUIRED.
21. THE PROPOSED BUILDING IS REQUIRED TO BE EQUIPPED WITH A AUTOMATIC FIRE SPRINKLER SYSTEM AND A MONITORED FIRE ALARM SYSTEM.

LOCATION OF PUBLIC WATER SYSTEM MAIN IN ACCORDANCE WITH F.A.C. RULE 62-555.314

OTHER PIPE	HORIZONTAL PIPE	CROSSINGS (1)	JOINT SPACING @ CROSSING (FULL JOINT CENTERED)
STORM SEWER, STORMWATER FORCE MAIN RECLAIMED WATER (2)	WATER MAIN 3FT. MINIMUM	WATER MAIN 12 INCHES IS THE MINIMUM, EXCEPT FOR STORM SEWER, THEN 6 INCHES IS THE MINIMUM 12 INCHES IS PREFERRED	ALTERNATE 3 FT. MINIMUM WATER MAIN
VACUUM SANITARY SEWER	WATER MAIN 10 FT. PREFERRED 3 FT. MINIMUM	WATER MAIN 12 INCHES PREFERRED 6 INCHES MINIMUM	ALTERNATE 3 FT. MINIMUM WATER MAIN
GRAVITY OR PRESSURE SANITARY SEWER SANITARY SEWER FORCE MAIN RECLAIMED WATER (4)	WATER MAIN 10 FT. PREFERRED 6 FT. MINIMUM (3)	WATER MAIN 12 INCHES IS THE MINIMUM, EXCEPT FOR GRAVITY SEWER, THEN 6 INCHES IS THE MINIMUM AND 12 INCHES IS PREFERRED	ALTERNATE 6 FT. MINIMUM WATER MAIN
ON-SITE SEWAGE TREATMENT & DISPOSAL SYSTEM	10 FT MINIMUM	---	---

(1) WATER MAIN SHOULD CROSS ABOVE OTHER PIPE. WHEN WATER MAIN MUST BE BELOW OTHER PIPE, THE MINIMUM SEPARATION IS 12"
(2) RECLAIMED WATER REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.
(3) 3 FT. FOR GRAVITY SANITARY SEWER WHERE THE BOTTOM OF THE WATER MAIN IS LAID AT LEAST 6 INCHES ABOVE THE TOP OF THE GRAVITY SANITARY SEWER.
(2) RECLAIMED WATER NOT REGULATED UNDER PART III OF CHAPTER 62-610, F.A.C.

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WINGATE COMMERCIAL BUILDING
756 BUSINESS PARK BOULEVARD
CITY OF WINTER GARDEN
ORANGE COUNTY, FLORIDA

JOB NO.	1018
DATE	9/28/11
SCALE	SEE GRAPHIC
DRAWN BY	ACN, NWB
CHKD BY	ACN

REVISIONS

1	GEN REVISION 9-28-11
2	
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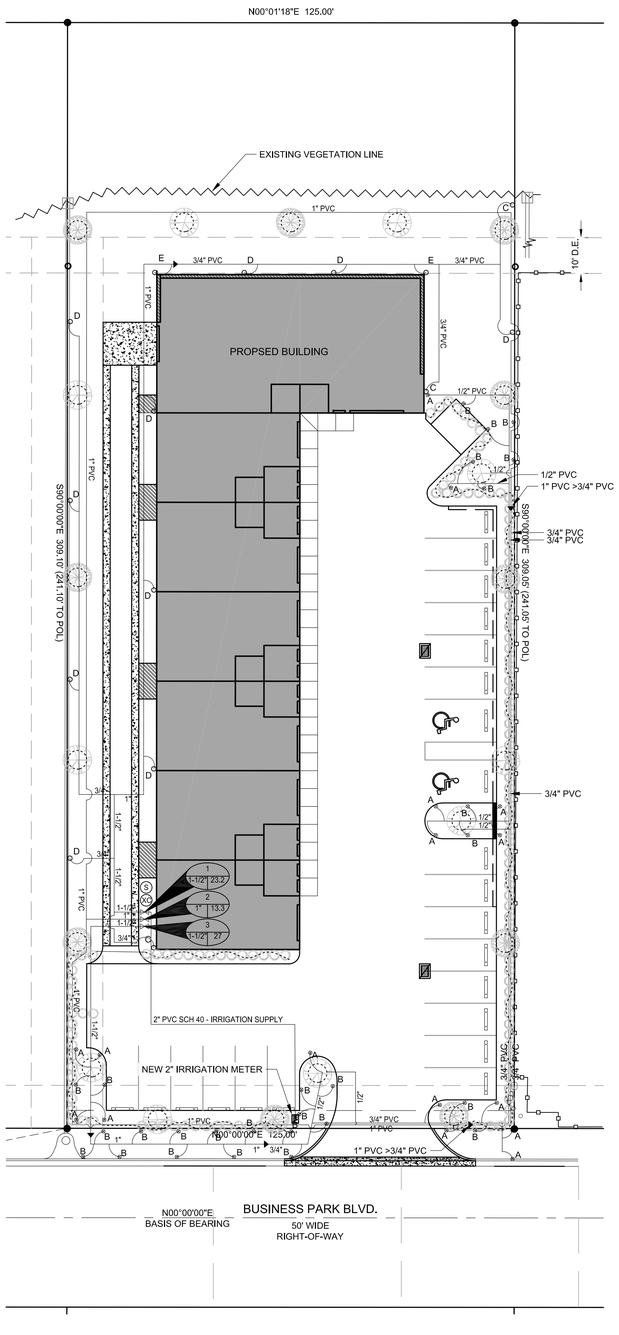
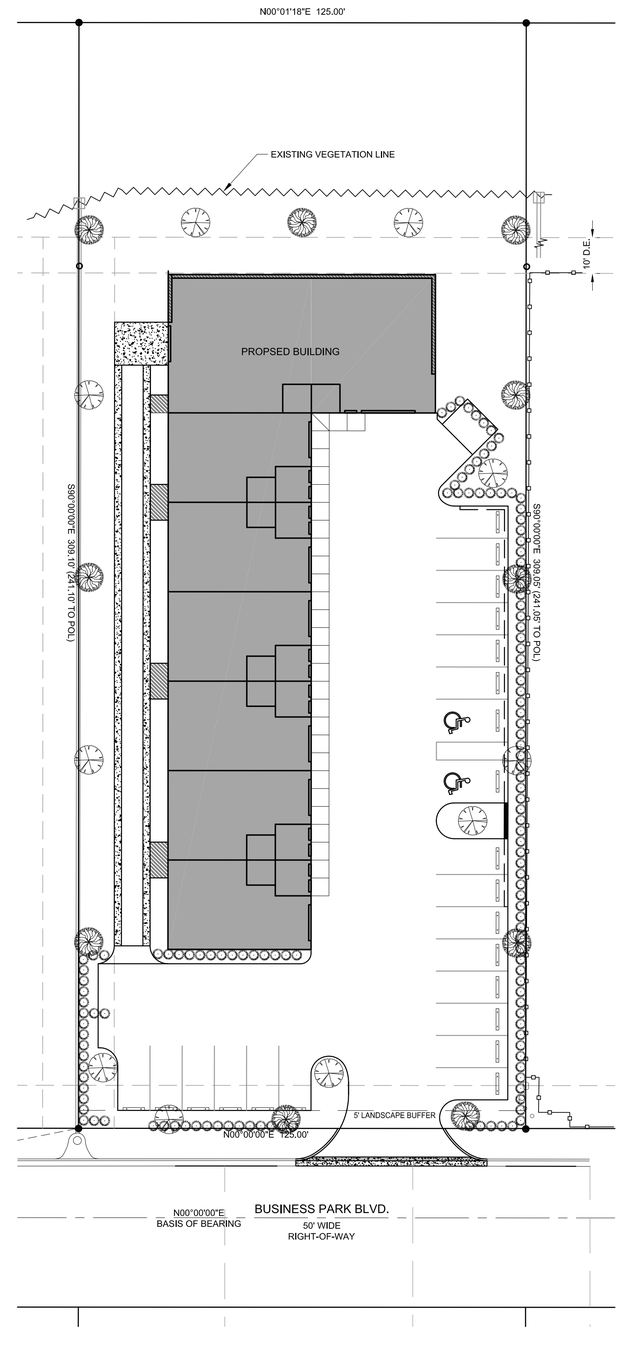
SHEET TITLE:
UTILITY SHEET

SHEET NO:
SHEET 6





GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 INCH = 20 FT.

IRRIGATION LEGEND

- NEW PGV-XXXA VALVE (ICZ FOR DRIP) EXMPLE: ZONE 2, 1-1/4" OUTPUT @ 27 GPM, SEE VALVE DETAIL 10, SHEET 9, ~ OR APPROVED SIMILAR
- PROPOSED IRRIGATION ROTOR/RISER (SEE NOZZLE CHART BELOW)
- PROPOSED IRRIGATION SPRAYER/RISER/NOZZLE (SEE NOZZLE CHART BELOW)
- NEW IRRIGATION CONTROLLER (HUNTER XC-400) TO BE POLE MOUNTED, SEE DETAIL 8, SHEET 9.
- RAIN-CLIK RAIN CUTOFF SENSOR AND WIND-CLIK WIND SENSOR TO BE INSTALLED ON POLE WITH CONTROLLER. SEE DETAIL 11, SHEET 9. (SENSORS ARE TO BE CALIBRATED AND ACTIVE AT ALL TIMES)
- NEW PLD LANDSCAPE DRIPLINE PLD-10-12-250 TO BE INSTALLED PER MANUFACTURES DETAILS 1.0 GPH PER FOOT - +/- 636.58 LF TOTAL

LANDSCAPE LEGEND

SYMBOL AND DESCRIPTION	MIN. PLANTING REQUIREMENTS	QUANTITY	PLACEMENT
LIVE OAK ~ QUERCUS VIRGINIANA	3" MIN CALIPER, 6' MIN SPREAD, MIN 10' OVERALL HEIGHT, 65 GAL MIN CONTAINER,	10	AS SHOWN
SOUTHERN MAGNOLIA ~ MAGNOLIA GRANDIFLORA	3" MIN CALIPER, 6' MIN SPREAD, MIN 10' OVERALL HEIGHT, 65 GAL MIN CONTAINER,	10	AS SHOWN
SHRUBS TO BE PLANTED SWEET VIBURNUM ~ VIBURNUM ODORATISSUMUM	2-1/2" MIN HEIGHT, PLANTED 30" ON CENTER, MUST FORM SOLID, CONTINUOUS, VISUAL SCREEN WITHIN A MAX OF 2 YEARS FROM PLANTING.	137	30" ON CENTER, AS SHOWN

LANDSCAPE NOTES.
1. SEE PLANTING AND STAKING DETAILS SEE DETAILS SHEET 9.
2. CANOPY TREES HAVE INVASIVE ROOT SYSTEMS. A MINIMUM OF 5' SEPARATION SHOULD BE OBTAINED FROM THE TRUNK OF THE PROPOSED CANOPY TREE TO ANY UTILITY INFRASTRUCTURE.

LANDSCAPE AND IRRIGATION GENERAL NOTES:

1. ALL PLANT MATERIALS SHALL BE FLORIDA #1 OR BETTER AND INSTALLED TO HIGHEST NURSERY STANDARDS. PLANTS SHALL BE HEALTHY, FREE OF PEST AND DISEASE.
2. ALL PLANTS SHALL BE CONTAINER GROWN EXCEPT AS NOTED ON PLAN.
3. ALL PALMS AND TREES SHALL HAVE STRAIGHT TRUNKS WITH NO TWISTS, KNOTTING OR OTHER DEFECTIVE CHARACTERISTICS.
4. MULCH SHALL BE 100% PINE BARK, INSTALLED TO A MINIMUM THICKNESS OF 3". (OR APPROVED SIMILAR)
5. SOD INSTALLED ON SITE OR IN THE RIGHT OF WAY SHALL BE 95% WEED FREE BAHIA, INSTALLED WITH TIGHT JOINTS.
6. ALL DIMENSIONS SHALL BE FIELD CHECKED BY THE LANDSCAPE CONTRACTOR PRIOR TO CONSTRUCTION WITH ANY DISCREPANCIES REPORTED TO THE ENGINEER.
7. ALL MATERIALS SHALL BE AS SPECIFIED ON THE PLANS. IF MATERIALS, LABOR OR INSTALLATION TECHNIQUES DO NOT ADHERE TO THE SPECIFICATIONS, APPROVAL FROM THE ENGINEER WILL BE REQUIRED.
8. ALL REQUIRED PERMITS ARE TO BE PROVIDED BY THE INSTALLING CONTRACTOR UNLESS SPECIFICALLY STATED OTHERWISE IN THE SPECIFICATIONS.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ITEMS AS SHOWN OR DESCRIBED ON THIS PLAN AND SPECIFICATIONS.
10. ALL PROPOSED LANDSCAPE AND SOD AREAS CONTAINING TURF OR WEEDS SHALL BE TREATED WITH "ROUND-UP" PER MANUFACTURER'S SPECIFICATIONS.
11. LANDSCAPE CONTRACTOR SHALL PROVIDE ALL NECESSARY SITE PREPARATION REQUIRED TO READY THE SITE FOR PLANTING AS SPECIFIED.
12. THE LANDSCAPE CONTRACTOR SHALL WARRANTY AND GUARANTEE ALL MATERIALS AND LABOR FOR A PERIOD OF I YEAR FOR SHRUBS AND GROUNDCOVER, PALMS AND TREES. WARRANTY AND GUARANTEE PERIOD SHALL BEGIN UPON DATE OF COMPLETION.
13. ALL REPAIRS AND/OR REPLACEMENTS SHALL BE MADE BY THE LANDSCAPE CONTRACTOR WITHIN 10 WORKING DAYS UPON NOTIFICATION OF ANY DEFICIENCIES BY THE OWNER OR THEIR REPRESENTATIVE.
14. CONTRACTOR SHALL INSTALL A COMPLETE IRRIGATION SYSTEM WHICH PROVIDES 100% COVERAGE OF ALL PLANTED AND GRASSED AREAS. PROVIDE ALL PIPING, VALVES, VALVE BOXES, SPRINKLER HEADS, AND WIRING AS REQUIRED FOR A COMPLETE AND OPERATIONAL IRRIGATION SYSTEM.
15. THE IRRIGATION DRAWINGS ARE DIAGRAMMATIC. THE CONTRACTOR SHALL BE EXPECTED TO MAKE THOSE MODIFICATIONS NECESSARY IN THE FIELD TO REACT TO ACTUAL FIELD CONDITIONS, WITHOUT DEPARTURE FROM THE DESIGN CONCEPTS OR INTENT. ADJUST DESIGN OF SYSTEM WHERE NECESSARY TO AVOID CONFLICTS WITH LANDSCAPING AND UTILITIES
16. SPECIFIED IRRIGATION CONTROLLERS, VALVES, SENSORS, AND HEADS ARE ALL REPRESENT HUNTER IRRIGATION PRODUCTS. ANY PRODUCTS OF EQUAL QUALITY MAY BE USED WITH THE APPROVAL OF THE OWNER
17. CONTRACTOR TO PROVIDE A REDUCED PRESSURE BACKFLOW ASSEMBLY AT THE POINT OF WATER SERVICE.
18. ALL SPRINKLER HEAD RADIUS AND PATTERNS SHALL BE ADJUSTED (IF APPLICABLE) TO OBTAIN MAXIMUM COVERAGE FOR TURF ELIMINATING ANY OVERTHROW ONTO SIDEWALKS, PAVEMENT, OR BUILDING STRUCTURE.
19. ALL WORK SHALL CONFORM TO ANY AND ALL APPLICABLE REGULATIONS AND CODES FOR THE LOCATION OF THE WORK THE INSTALLER SHALL OBTAIN ANY NECESSARY LOCATES, PERMITS AND INSPECTIONS.
20. ALL WORK SHALL BE CLOSELY COORDINATED WITH THAT OF THE OTHER TRADES, IN ORDER TO AVOID CONFLICTS.
21. REFER TO LANDSCAPE AND UTILITIES PLANS WHEN TRENCHING TO AVOID TREES, SHRUBS, AND UNDER GROUND UTILITIES.
22. ALL MATERIAL AND LABOR REQUIRED TO PROVIDE A COMPLETE, OPERATIONAL, AND FULLY GUARANTEED SYSTEM SHALL BE CONSIDERED PART OF THE WORK WEATHER OR NOT THEY ARE SPECIFICALLY INDICATED IN THE DOCUMENTS.
23. THE CONTRACTOR SHALL PROVIDE AN AS-BUILT DRAWING ON REPRODUCIBLE PAPER.
24. ALL HEADS SHALL BE OF THE PROPER TYPE FOR THE AREAS WHERE LOCATED, AND SHALL BE INSTALLED PLUMB AND WITH PROPER HEIGHT, ALL HEADS AND OTHER EQUIPMENT SHALL BE INSTALLED WITH ADEQUATE AND UNIFORM CLEARANCE FROM ALL HARD-SCAPING, TO MINIMIZE WATER OVER SPRAY ON IMPERVIOUS AREAS.
25. THE WATER SUPPLY FOR THIS SYSTEM SHALL BE CITY OF WINTER GARDEN WATER.
26. HIGH VOLTAGE POWER SUPPLY TO THE IRRIGATION CONTROLLER SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. THE IRRIGATION CONTRACTOR SHALL BE THE RESPONSIBLE FOR INSTALLING THE CONTROLLER AND THE LOW VOLTAGE WIRING.
27. ALL CONTROL WIRING SHALL BE INSTALLED UNDER MAIN LINE, IF NOT POSSIBLE THEN ELEC. CONDUIT SHALL BE USED FOR WIRE PROTECTION USING PULL BOXES 150' O.C. WIRES SHALL BE TAPED EVERY 20 LF WITH ADEQUATE SLACK AND EXPANSION LOOPS AND SHALL BE SPLICED ONLY IN VALVE BOXES, USING SNAP TIGHT CONNECTORS. THE CONTROL WIRE SHALL BE UF#14 PVC JACKETED, SINGLE CONDUCTOR CABLE, USING RED FOR "HOT" AND WHITE FOR VALVE COMMON.
28. ALL PIPING AND WIRE PASSING UNDER PAVED AREAS SHALL BE SLEEVED WITH SCH 40 PVC PIPE, SIZED A MINIMUM OF TWO NOMINAL SIZES LARGER THAN CONTAINED PIPE.
29. THE INSTALLER SHALL BE EXPECTED TO BE FAMILIAR WITH AND FOLLOW THE INSTRUCTIONS CONTAINED HEREIN, ON THE DRAWINGS, IN THE CONSTRUCTION DETAILS, AND IN THE WRITTEN SPECIFICATIONS. SHOULD A CONFLICT ARISE WITHIN THE DOCUMENTS, HE SHALL IMMEDIATELY NOTIFY THE PROJECT MANAGER AND REQUEST CLARIFICATION.
30. TREES AND SHRUBS SHALL HAVE AN APPLICATION OF 20-I5-5 SLOW RELEASE FERTILIZER AT TIME OF PLANTING AND PRIOR TO INSTALLATION OF PLANT PIT BACKFILL. FERTILIZER SHALL BE PLACED UNIFORMLY AROUND THE ROOT BALL AT A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT BALL. FOLLOW MANUFACTURERS RECOMMENDATIONS FOR APPLICATION RATES.
31. PROTECTIVE BARRIERS AND THE USE OF OTHER MEASURES TO PREVENT TREE DAMAGE (PESTICIDE APPLICATION, ROOT PRUNING, INTENSIVE MULCHING TO REDUCE SOIL COMPACTING, ECT WILL BE REQUIRED AS NECESSARY. ANY STACKING OF SOILS, DEBRIS, CONSTRUCTION MATERIALS, VEHICLES, AND ET CETERA WITHIN THE REQUIRED BARRICADES IS STRICTLY PROHIBITED. ANY TREE LOSSES INCURRED DURING CONSTRUCTION MAY BE SUBJECT TO REPLACEMENT PENALTIES.
32. TREES SHALL BE TRIMMED OR PRUNED IN SUCH A MANNER 50 AS NOT TO ALTER THEIR NATURAL FORM, GROWTH HABIT OR CHARACTER AND SHALL NOT BE PRUNED INTO UNNATURAL SHAPES, INCLUDING CIRCLES, OVALS, SQUARES AND OTHER HARD-EDGED GEOMETRIC SHAPES. NOT MORE THAN ONE-THIRD OF THE TREE CANOPY SHALL BE TRIMMED OR PRUNED IN ANY YEAR UNLESS IT IS DEAD. TREE TOPPING IS NOT ALLOWED UNDER ANY CIRCUMSTANCE.
33. CONTRACTOR SHALL INSPECT AND TEST SOILS PRIOR TO INSTALLATION OF PLANT MATERIALS TO DETERMINE SOIL QUALITY IN REGARDS TO PH, DRAINAGE, NUTRIENTS AND TEXTURE. CONTRACTOR SHALL MODIFY EXISTING SOILS TO PROVIDE A GROWING MEDIA SUITABLE FOR PROPER HORTICULTURAL PLANT GROWTH. ADDITIONAL SOIL AMENDMENTS, FERTILIZATION, PH ADJUSTMENTS, AND PROPER DRAINAGE SHALL BE PROVIDED PRIOR TO INSTALLATION OF ANY MATERIALS.

IRRIGATION HEAD/NOZZLE LEGEND

LETTER	QTY	MODEL NO.	GPM.	RAD.	DESCRIPTION	INSTALLATION DETAIL
A	16	PROS-04-CV-R-8Q	0.24	8'	FLAT QUARTER	DETAIL 9A, SHEET 9
B	27	PROS-04-CV-R-8H	0.47	8'	FLAT HALF	DETAIL 9A, SHEET 9
C	3	PGP-ADJ-1	0.08	25'	ROTOR - 1/4 CIRCLE	DETAIL 9B, SHEET 9
D	10	PGP-ADJ-4	1.60	25'	ROTOR - 1/2 CIRCLE	DETAIL 9B, SHEET 9
E	2	PGP-ADJ-6	2.40	25'	ROTOR - 3/4 CIRCLE	DETAIL 9B, SHEET 9

MONTVERDE ENGINEERING INC.
P.O. BOX 560116 MONTVERDE, FL 34756 - PHONE 407-469-4829
9-28-2011
NOT VALID WITHOUT RAISED SEAL
ARTHUR C. NIX, P.E. P.E. NUMBER 36859
CERT. OF AUTHORIZATION NUMBER 5343

WINGATE COMMERCIAL BUILDING
756 BUSINESS PARK BOULEVARD
ORANGE COUNTY, FLORIDA
CITY OF WINTER GARDEN

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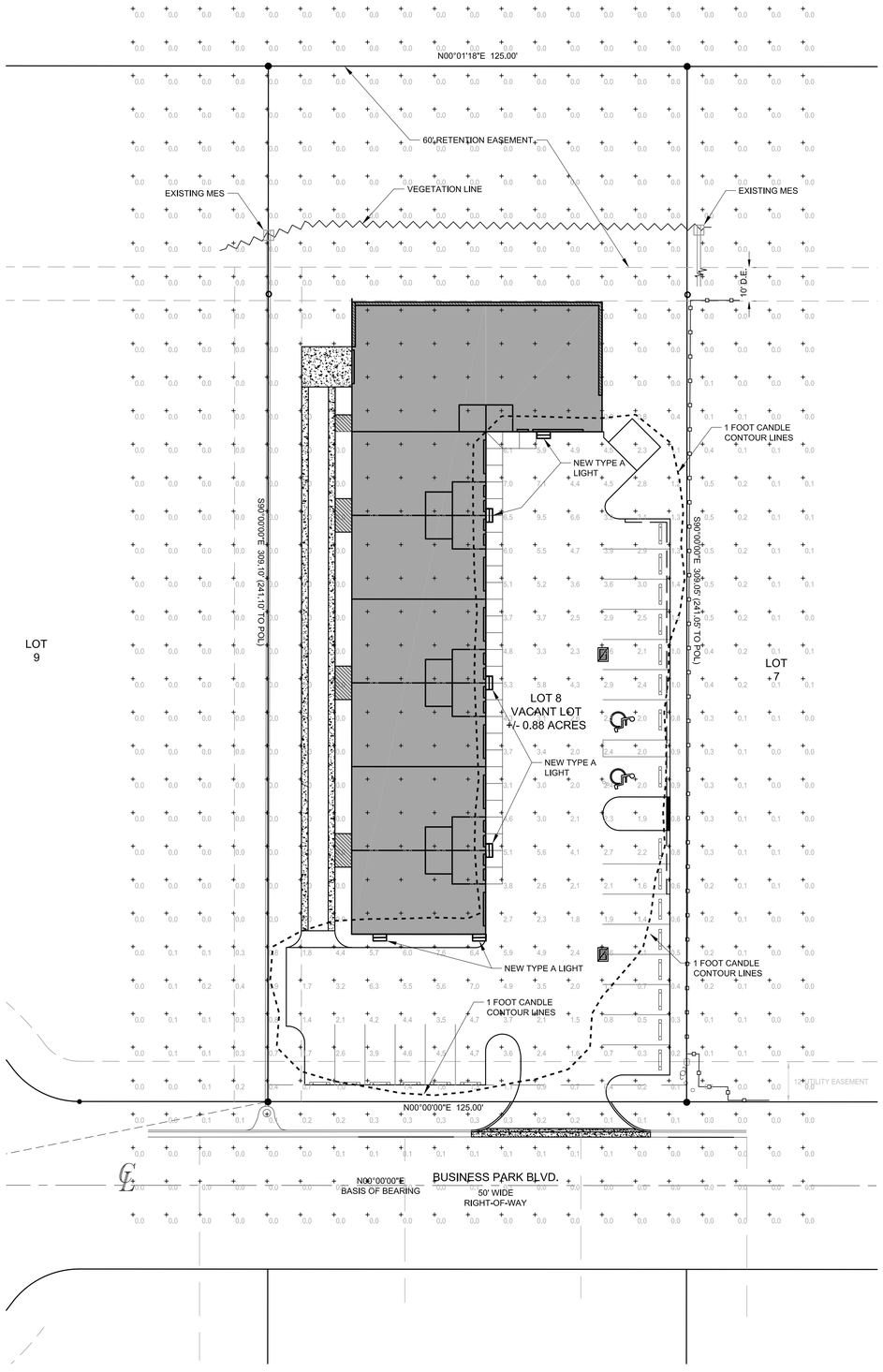
SHEET TITLE:
LANDSCAPE & IRRIGATION PLAN

SHEET NO:
SHEET 7



GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 INCH = 20 FT.

LIGHTING NOTES

1. THIS LIGHTING PLAN COMPLIES WITH CITY OF WINTER GARDEN CODE OF ORDINANCES SECTION 118-1536 AND ALL GUIDELINES STATED THEREIN.

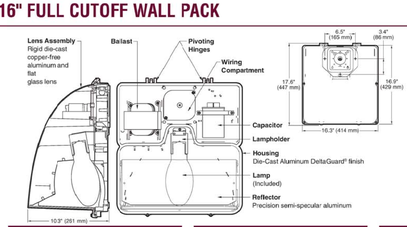
LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
	A	6	MGWC615	MINI CUTOFF WALLPACK LUMINAIREWITH MIRO4 WRAP AND BACK, MIRO9033 SIDES AND CLEAR FLAT GLASS LENS	ONE VENTURE 150 WATT MH LAMP LUMEN RATING: 15000 Lms.	MGWC615-150W12cutoffw allpack.ies	15000	1.00	190

DIRECT MOUNT

16" FULL CUTOFF WALL PACK

GWC0-16 SERIES



SPEC #	WATTAGE	CATALOG #
PULSE START METAL HALIDE		
	150W PSMH	SWC0615-**(a)(b)**
	250W PSMH	SWC0625-**(a)(b)**
§	320W PSMH	SWC0632-**(a)(b)**
§	400W PSMH	SWC0640-**(a)(b)**
METAL HALIDE		
	175W MH	SWC0417-**(a)(b)**
	250W MH	SWC0425-**(a)(b)**
§	400W MH	SWC0440-**(a)(b)**
HIGH PRESSURE SODIUM		
	250W HPS	SWC0525-**(a)(b)**
	400W HPS	SWC0540-**(a)(b)**
COMPACT FLUORESCENT*		
	57W CFL	SWC0257-**(a)(b)**
	70W CFL	SWC0270-**(a)(b)**

Specify **(a)** Voltage & **(b)** Options.
*Consult factory for alternate lamp wattages.
§ Reduced envelope ED28 lamp.

(a) VOLTAGE SUFFIX KEY

M	120/208/240/277V (Standard)
T	120/277/347V (Canada Only)
U	120-277V Universal Voltage (CFL only) (Standard)
1	120V
2	277V
27	277V Reactor (PSMH Only)
3	208V
4	240V
5	480V
6	347V (Canada Only)

For voltage availability outside the US and Canada, see Bulletin TD-9 or contact your Ruud Lighting authorized International Distributor.

(b) OPTIONS (factory-installed)

-(a)F	Fusing
-(a)P	Button Photocell
Q	Quartz Standby (includes 100W quartz lamp) (N/A on 277V Reactor)

Specify **(a)** Single Voltage — See Voltage Suffix Key
Consult factory for IP65 option.

GENERAL DESCRIPTION

Full Cutoff Wall Pack fixture for HIC lamp, totally enclosed. Housing is seamless copper-free die-cast aluminum. Lens assembly consists of a hinged, rigid die-cast copper-free aluminum frame and clear borosilicate glass lens held securely inside. Lens frame is easily removable and allows for easy attachment and serviceability using top pivoting hinge. Complete silicone gasketing around lens and gasketing at mounting provide a watertight seal. Ballast compartment is separate, and gasketed, from the optical chamber. A precision specular aluminum reflector provides forward throw with wide distribution to ensure wide fixture spacings and maximum light levels. Fixture design provides excellent IES Full Cutoff light distribution without glare. The optical chamber is sealed to reduce dirt and insect contamination. Furnished with n-coated, copper-free, lightweight mounting box designed for installation over standard 4-inch square or octagonal and single-gang J boxes and for conduit entry from top, sides and rear. Designed and approved for easy through-wiring. All PSMH and MH fixtures use vertical-lamp position. All HPS and CFL fixtures use horizontal-lamp position.

ELECTRICAL

Fixture includes a clear, mogul-base lamp. 320 – 400W PSMH and 400W MH utilizes the ED28 reduced envelope lamp. Pulse-rated porcelain enclosed, 4kv-rated screw-shell-type lampholder with spring-loaded center contact and lamp locking feature. Fluorescent fixture includes one 57 or 70W quad tube/4-pin compact fluorescent lamp. Fixtures require a minimum 90°C temperature feed wire. All ballast assemblies are high-power factor and use the following circuit type:

Reactor (277V PSMH)
150 – 400W PSMH

CWA — Constant Wattage Autotransformer
250 – 400W PSMH; 175W – 400W MH,
250 – 400W HPS

Electronic (120 – 277V Universal Voltage)
(minimum starting temperature 0°F [-18°C])
57 and 70W CFL

HX — High Reactance
150W PSMH

LABELS

ANSI lamp wattage label supplied, visible during relamping. UL Listed in the US and Canada for wet locations.

FINISH

Exclusive Colorfast DeltaGuard® finish features an E-coat epoxy primer with medium bronze ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. The finish is covered by our seven-year limited warranty.

PATENTS

6,867,959; 7,354,177; D577,146; Patents Pending.

ACCESSORIES

PC-1	Button Photocell (for fixtures set to 120V)
PC-2	Button Photocell (for fixtures set to 208, 240, 277V)
PC*6	Button Photocell (for fixtures set to 347V)
WM-GW	Uneven Surface Mounting Plate
Consult Factory	Emergency Egress (CFL only – remote mounted)

9201 Washington Avenue Racine, Wisconsin 53406-3772 USA PHONE (262) 886-1900 FAX (262) 884-3309

RUUD LIGHTING®

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MONTVERDE ENGINEERING INC.
P.O. BOX 560116 MONTVERDE, FL 34756 - PHONE 407-469-4829
ARTHUR C. NIX, P.E. P.E. NUMBER 36859
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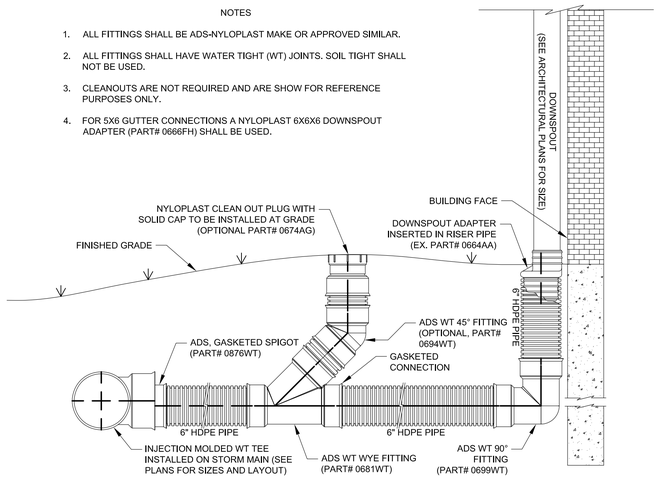
SHEET TITLE:
LIGHTING PLAN

SHEET NO:
SHEET 8

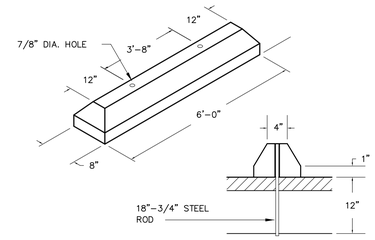
NOTES

1. ALL FITTINGS SHALL BE ADS-NYLOPLAST MAKE OR APPROVED SIMILAR.
2. ALL FITTINGS SHALL HAVE WATER TIGHT (WT) JOINTS. SOIL TIGHT SHALL NOT BE USED.
3. CLEANOUTS ARE NOT REQUIRED AND ARE SHOW FOR REFERENCE PURPOSES ONLY.
4. FOR 5X6 GUTTER CONNECTIONS A NYLOPLAST 6X6X6 DOWNSPOUT ADAPTER (PART# 0666FH) SHALL BE USED.



1 ADS DOWNSPOUT CONNECTION DETAIL

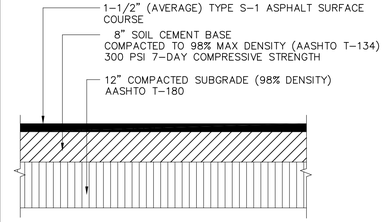
"NTS"



NOTE:
CONCRETE SHALL BE 3000 PSI 28 DAY STRENGTH

3 CONCRETE WHEEL STOP

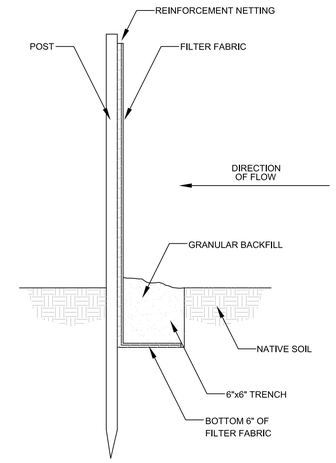
NOT TO SCALE



ASPHALT PAVEMENT (ALTERNATE)

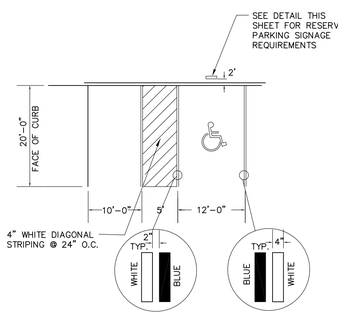
4 ASPHALT PAVEMENT DETAIL (NOT FOR R/W)

NOT TO SCALE



5 SILT FENCE DETAIL

NOT TO SCALE



HANDICAP SPACE STRIPING DETAIL

ACAD FILE:

NOTES:
1. ALL LETTERS ARE 1" SERIES "C" PER MUTCD.
2. TOP PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) BLUE BACKGROUND WITH WHITE REFLECTORIZED LEGEND AND BORDER.
3. BOTTOM PORTION OF SIGN SHALL HAVE A REFLECTORIZED (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND AND BORDER.
4. FINE NOTIFICATION SIGN SHALL HAVE A REFLECTORIZE (ENGINEERING GRADE) WHITE BACKGROUND WITH BLACK OPAQUE LEGEND & BORDER.
5. ONE(1) SIGN REQUIRED FOR EACH PARKING SPACE
6. INSTALLATION HEIGHT OF SIGN SHALL BE IN ACCORDANCE WITH SECTION 24-23 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

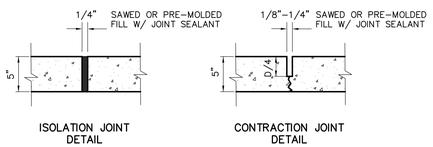
HANDICAP PARKING SIGN

6 HANDICAP PARKING STALL DETAIL

NOT TO SCALE

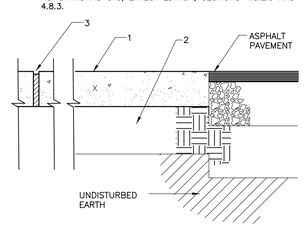
1. GENERAL
RIGID PAVEMENT CONSISTS OF CONSTRUCTING A SPECIFIED PORTLAND CEMENT CONCRETE PAVING ON A PREPARED SUBGRADE. THE UTILITIES AND OTHER ITEMS IN AND BENEATH THE STREET MUST BE PROPERLY COORDINATED WITH THE CONSTRUCTION OF RIGID PAVEMENT TO AVOID CONFLICTS. THE WORK TO BE DONE SHALL INCLUDE THE FURNISHING OF ALL SUPERVISION, LABOR, MATERIALS, EQUIPMENT AND INCIDENTAL NECESSARY FOR THE PROPOSED RIGID PAVEMENT CONSTRUCTION IN ACCORDANCE WITH THE APPROVED DRAWINGS AND SPECIFICATION.

2. CONCRETE STRENGTH REQUIRED:
ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 (PCI) PSI AT 28 DAYS. CONFORMANCE TO STRENGTH REQUIREMENTS SHALL BE DETERMINED BY ACI STANDARD 318, LATEST EDITION, SECTIONS 4.8.2.3 AND 4.8.3.

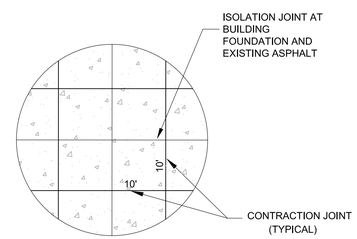


ISOLATION JOINT DETAIL

CONTRACTION JOINT DETAIL



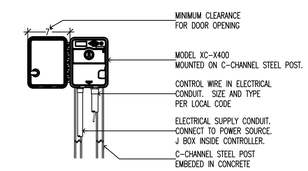
1. 6" (SEE PLAN) - 3000 PSI CONCRETE W/6X6 W/2.1X2.1 WWF.
2. 10" STABILIZED SUBBASE TO MIN LBR OF 40 & COMPACTED TO 95% MAX DRY DENSITY (ASTM D1557)
3. 1/4" PREMOLDED ASPHALT EXPANSION JOINT STRIP SET 1/2" BELOW PAVEMENT TOP @ 20'-0" O.C. MAX.



CONTRACTION JOINT DETAIL
DETAIL 1

7 CONCRETE PAVEMENT CROSS SECTION

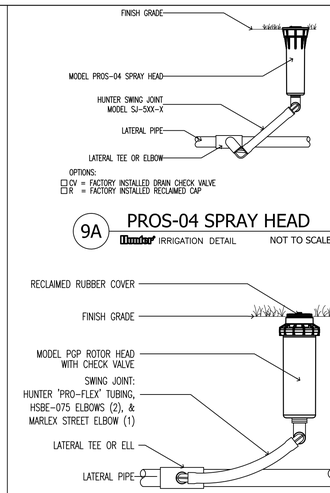
NOT TO SCALE



NOTE
SPECIFY 4, 6 OR 8 STATION MODEL CONTROLLER. MOUNT CONTROLLER WITH LCD SCREEN AT EYE LEVEL. CONTROLLER SHALL BE HARD-WIRED TO GROUNDED 110 VAC SOURCE.

8 XC CONTROLLER

Hunter IRRIGATION DETAIL NOT TO SCALE

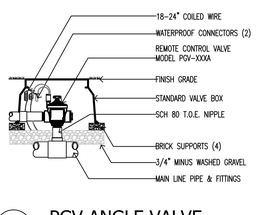


9A PROS-04 SPRAY HEAD

Hunter IRRIGATION DETAIL NOT TO SCALE

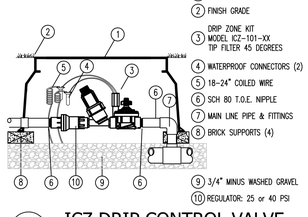
9B PGP ROTOR HEAD

Hunter IRRIGATION DETAIL NOT TO SCALE



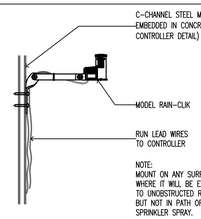
10A PGV ANGLE VALVE

Hunter IRRIGATION DETAIL NOT TO SCALE



10B ICZ DRIP CONTROL VALVE

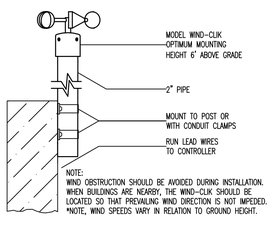
Hunter IRRIGATION DETAIL NOT TO SCALE



NOTE:
MOUNT ON ANY SURFACE WHERE IT WILL BE EXPOSED TO UNOBSTRUCTED RAINFALL, BUT NOT IN PATH OF SPRINKLER SPRAY.

11A RAIN-CLIK SENSOR

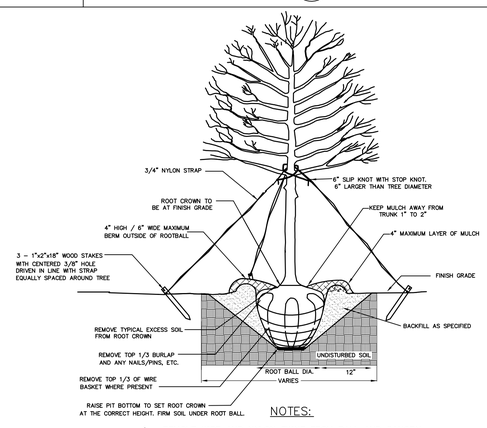
Hunter IRRIGATION DETAIL NOT TO SCALE



NOTE:
WIND OBSTRUCTION SHOULD BE AVOIDED DURING INSTALLATION. WHEN BUILDINGS ARE NEARBY, THE WIND-CLIK SHOULD BE LOCATED SO THAT PREVAILING WIND DIRECTION IS NOT IMPEDED.
*NOTE, WIND SPEEDS VARY IN RELATION TO GROUND HEIGHT.

11B WIND-CLIK SENSOR

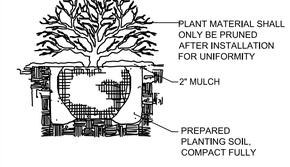
Hunter IRRIGATION DETAIL NOT TO SCALE



NOTES:
1. REMOVE WIRE AND NYLON TWINE FROM BALL AND CANOPY.
2. SOAK ROOT BALL AND PLANT PIT IMMEDIATELY AFTER INSTALLATION.
3. STAKING IS REQUIRED FOR ALL TREES.
4. REMOVE EXCESS SOIL FROM SITE AND DISPOSE OF IN A LEGAL MANNER.
5. RESEED UNMULCHED, DISTURBED AREAS.

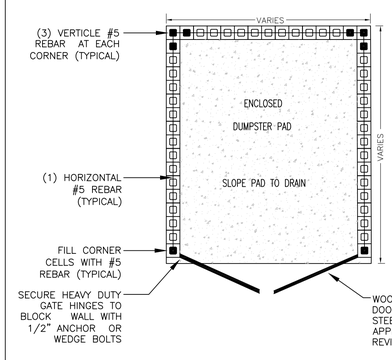
12 GENERAL TREE PLANTING DETAIL

NOT TO SCALE

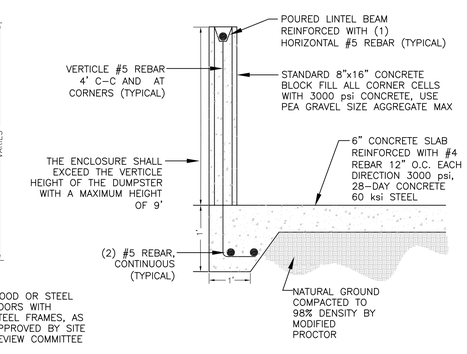


13 BUSH PLANTING DETAIL

NOT TO SCALE



PLAN VIEW



SECTION VIEW

13 DUMPSTER ENCLOSURE

NOT TO SCALE

MONTVERDE ENGINEERING INC.
P.O. BOX 560116 MONTVERDE, FL 34756 - PHONE 407-469-4929
NOT VALID WITHOUT RAISED SEAL
ARTHUR C. NIX, P.E. P.E. NUMBER 36859
CERT. OF AUTHORIZATION NUMBER 5343

9-28-2011

WINGATE COMMERCIAL BUILDING

756 BUSINESS PARK BOULEVARD

ORANGE COUNTY, FLORIDA

CITY OF WINTER GARDEN

JOB NO.	1018
DATE	9/28/11
SCALE	SEE GRAPHIC
DRAWN BY	ACN, NWB
CHKD BY	ACN

REVISIONS

1	GEN REVISION 9-28-11
2	
3	
4	
5	
6	
7	
8	

SHEET TITLE:

GENERAL DETAILS

SHEET NO:

SHEET 9

CITY OF WINTER GARDEN – GENERAL NOTES:

1. ALL UTILITY SYSTEMS AND IMPROVEMENTS CONSTRUCTED IN THE CITY OF WINTER GARDEN SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE MANUAL OF STANDARDS AND SPECIFICATIONS FOR UTILITY CONSTRUCTION FOR THE CITY OF WINTER GARDEN, TO BE REFERRED TO AS MSS/CWG. THE LATEST EDITION AT THE TIME PERMITS ARE APPROVED SHALL BE EFFECTIVE FOR THE DURATION OF THE SUBJECT WORK OR PROJECT DEVELOPMENT.
2. THE CITY OF WINTER GARDEN GENERAL NOTES AND DETAILS ARE PROVIDED FOR THE CONVENIENCE OF FIELD PERSONNEL. THEY DO NOT INCLUDE ALL REQUIREMENTS OF THE MSS/CWG. THE CONTRACTOR SHALL REFER TO THE FULL TEXT OF THE MSS/CWG FOR FURTHER DETAIL AND CLARITY WHEN NEEDED.
3. ANY REQUEST FOR VARIANCE OR NONCOMPLIANCE FROM THE MSS/CWG NOTED ABOVE MUST BE APPROVED BY THE CITY ENGINEER OR UTILITIES DIRECTOR.
4. THE CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING IN CLOSE PROXIMITY TO WATER, WASTEWATER, RECLAIMED WATER AND OTHER UTILITY SYSTEMS. THE CONTRACTOR SHALL COORDINATE UTILITY LOCATIONS WITH RESPECTIVE UTILITY OWNERS AND/OR CALL,"SUNSHINE ONE CALL", 1–800–432–4770.
5. CONTRACTOR'S DAMAGE OF WINTER GARDEN UTILITY SYSTEM: THE CONTRACTOR SHALL IMMEDIATELY NOTIFY AND REPORT DAMAGE TO THE CITY OF WINTER GARDEN UTILITY DIVISION, (NO MASSAGE) PHONE # 407–656–4100.
6. IMMEDIATELY REPAIR OF DAMAGED UTILITY SYSTEM: THE CONTRACTOR SHALL IMMEDIATELY REPAIR ANY DAMAGE TO THE CITY OF WINTER GARDEN UTILITY SYSTEM AS REQUIRED BY THE UTILITY OWNER AT CONTRACTORS COST. IN CASE OF UNRESPONSIVE ACTION BY THE CONTRACTOR, THE CITY RESERVES RIGHT TO REPAIR DAMAGE. THE CONTRACTOR SHALL REIMBURSE THE CITY OF WINTER GARDEN OF ALL REPAIR COST.
7. ADVANCE NOTIFICATION OF CONSTRUCTION: THE CONTRACTOR SHALL NOTIFY CITY OF WINTER GARDEN, UTILITY DIVISION, PH.# 407–656–4100, AT LEAST SEVEN (7) CALENDAR DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION ACTIVITY.
8. ADVANCE NOTIFICATION OF UTILITY CONNECTION: THE CONTRACTOR SHALL NOTIFY THE CITY OF WINTER GARDEN AT LEAST SEVEN CALENDAR DAYS IN ADVANCE TO SCHEDULE CONNECTIONS TO UTILITY SYSTEM.
9. UTILITY VALVE OPERATION: ONLY CITY OF WINTER GARDEN UTILITY PERSONNEL SHALL OPERATE VALVES AND FIRE HYDRANTS. THE CONTRACTOR, WHEN NEEDED, SHALL CALL THE CITY TO REQUEST VALVE OPERATIONS AT LEAST TWO (2) DAYS IN ADVANCE OF CONSTRUCTION WORK.
10. OPERATIONS INVOLVING WATER OR WASTEWATER FACILITIES INCLUDING PUMPING STATIONS: THE CONTRACTOR SHALL COORDINATE AT LEAST TWO (2) WEEKS IN ADVANCE, ANY CONSTRUCTION OPERATION THAT MAY REQUIRE THE DISCONTINUATION OF SERVICE OR OPERATION OF A FACILITY. THE CITY WILL PROVIDE PERSONNEL TO OPERATE THE CITY FACILITIES.
11. REQUIRED TESTING BY CONTRACTOR: THE CONTRACTOR SHALL NOTIFY THE CITY OF WINTER GARDEN AT LEAST TWO (2) DAYS PRIOR TO SAMPLING ACTIVITIES FOR PURPOSE OF TESTING AS REQUIRED BY THE CITY. THE CONTRACTOR SHALL NOT TEST OR SAMPLE WITHOUT OBSERVATION BY CITY INSPECTION PERSONNEL.
12. TEMPORARY OR CONSTRUCTION WATER SERVICE CONNECTIONS PROVIDED BY FIRE HYDRANT CONNECTION: THE CITY WILL PROVIDE METER ON FIRE HYDRANT. THE CONTRACTOR SHALL PROVIDE NON–REFUNDABLE ACCOUNT INITIATION FEE, A REFUNDABLE SECURITY DEPOSIT FOR THE METER APPARATUS AND PAY ALL COST FOR WATER USED.

CoWG WATER SYSTEM NOTES:

1. THE CONTRACTOR SHALL PROVIDE AND INSTALL A CITY APPROVED BACKFLOW DEVICE ASSEMBLY AT EACH CONNECTION POINT TO THE CITY WATER SYSTEM.
2. REPAIRS TO NEW WATER LINES, TO OBTAIN SPECIFIED PRESSURE TEST, WILL BE ALLOWED ONLY UP TO A NUMBER EQUAL TO 10% OF THE TOTAL NUMBER OF JOINT CONNECTIONS.
3. THE CONTRACTOR SHALL HYDROSTATICALLY TEST ALL WATER MAINS AND SERVICE LATERALS AT 150 PSI FOR A TWO HOUR PERIOD. TESTING MUST BE OBSERVED BY A CITY INSPECTOR.
4. THE CONTRACTOR SHALL INSTALL WARNING TAPE OVER ALL NEW WATER MAINS. WARNING TAPE SHALL BE AS FOLLOWS: NON–DETECTABLE, SIZE 2" WITH "WATER LINE BELOW", MUST BE PLACED 8" TO 12" BELOW FINISHED GRADE ON ALL PVC WATER MAINS, LATERALS AND HEADER TEES, NUMBER 10 GAUGE TRACER WIRE SHALL BE ATTACHED TO THE TOP OF THE PIPE WITH DUCT TAPE, AT LEAST FIVE TIMES PER JOINT. THE TRACER WIRE SHALL ALSO BE ATTACHED TO ALL PVC LATERALS AND ATTACHED TO THE OUTSIDE OF EACH VALVE BOX SO THAT A PIPE LOCATOR CAN BE CONNECTED TO IT.
5. THE CONTRACTOR SHALL INSTALL WATER MAINS PER MoSS/CoWG SPECIFICATIONS. SOLVENT CEMENTED JOINTS AND THRUST BLOCKS ON PIPING SYSTEMS SHALL NOT BE ALLOWED.
6. THE CONTRACTOR SHALL INSTALL ALL WATER MAINS TO A MINIMUM DEPTH OF 36 INCHES AND A MAXIMUM DEPTH OF 42 INCHES BELOW FINAL GRADE.
7. THE CONTRACTOR SHALL INSTALL ALL SERVICE LATERALS A UNIFORM DISTANCE APART. LOCATED ON PROPERTY LOT LINE AT 90° FROM THE WATER MAIN. SERVICE LATERALS SHALL BE SEPARATELY CONNECTED TO THE WATER MAIN, NOT SPLICED TOGETHER.
8. THE CONTRACTOR SHALL CUT A "W" INTO CONCRETE CURB, LOCATED INSIDE OF A PAINTED BLUE SQUARE, LOCATED DIRECTLY IN FRONT OF EACH SERVICE LATERAL.
9. THE CONTRACTOR SHALL INSTALL CURB STOP, IN METER BOX, CURB STOP SHALL BE SET 8" BELOW FINISHED GRADE.
10. THE CONTRACTOR SHALL PROVIDE AND INSTALL IN–LINE VALVES ON WATER MAINS AT 1,000 FOOT MAXIMUM SPACING BETWEEN VALVES. VALVES SHALL BE LOCATED ON ALL TEE'S AND CROSSES. WATER MAINS SHALL BE PLACED UNDER SIDEWALKS WHERE POSSIBLE.
11. THE CONTRACTOR SHALL PROVIDE A FULL BORE FLUSH TO CLEAN NEWLY INSTALLED WATER MAINS. THE CONTRACTOR SHALL COORDINATE FULL BORE FLUSH WITH THE CITY INSPECTOR.
12. THE CONTRACTOR SHALL DEMONSTRATE THAT LOCATION WIRE INSTALLED OVER ALL WATER MAINS IS IN WORKING CONDITION AT TIME OF ACCEPTANCE BY THE CITY.

CoWG – WASTEWATER SYSTEM NOTES:

1. SANITARY SEWER MAINS AND SERVICES SHALL BE PVC SDR–26 (MINIMUM). FITTINGS SHALL BE SDR–26. DUCTILE IRON IS NOT APPROVED FOR SANITARY SEWERS.
2. ALL SERVICES SHALL BE 6" (MINIMUM) DIAMETER AND TERMINATE AT THE PROPERTY LINE WITH 6" CLEAN OUT. (36" TO 48" DEEP AT LOT LINE)
3. MAGNETIC TAPE MUST BE PLACED 2' ABOVE THE TOP OF PIPE FOR THE ENTIRE LENGTH OF ALL MAINS AND SERVICES.
4. ALL SANITARY MANHOLES SHALL BE PAINTED INSIDE AND OUT WITH "BITUMASTIC SUPER SERVICE BLACK", BY KOPPERS OR APPROVED EQUAL. MANHOLES RECIEVING FLOW FROM FORCE MAINS SHALL BE LINED WITH FIBERGLASS OR HDPE AT THE PRECASTERS FACILITY.
5. ALL PIPE CONNECTIONS TO PRE–CAST MANHOLES SHALL BE MADE USING A FLEXIBLE EPDM RUBBER BOOT AND STAINLESS STEEL STRAP OR CAST IN BOOT BY A–LOK, Z–LOK OR EQUAL.
6. CONNECTIONS MADE TO EXISTING MANHOLES SHALL BE CORE BORED WITH A MINIMUM 6" BORE AND CONNECTION SEALED WITH FLEXIBLE BOOT AND STAINLESS STEEL CLAMP.
7. DEAD END MANHOLES SHALL HAVE A MINIMUM OF 5 FEET OF COVER FROM FINISHED GRADE TO OUTLET PIPE INVERT.
8. ALL PRECAST SEWER MANHOLES SHALL HAVE A 4 FOOT MINIMUM HIGH BARREL. CONE SECTIONS SHALL BE 3 FOOT MAXIMUM. CONCRETE DONUTS FOR EXTENDING ARE ACCEPTABLE TO RAISE MANHOLES UP TO 1 FOOT MAXIMUM.
9. THE CONTRACTOR SHALL PROVIDE AND INSTALL BALLCENTRIC PLUG VALVES IN FORCE MAINS AT 1000 FOOT MAXIMUM SPACING BETWEEN VALVES. VALVES SHALL BE LOCATED AT ALL TEES AND CROSSES.
10. THE CONTRACTOR SHALL CUT A "S" INTO CONCRETE CURB LOCATED INSIDE OF A PAINTED GREEN SQUARE BOX, IN FRONT OF EACH SERVICE LOCATION.
11. THE CONTRACTOR SHALL PROVIDE TV INSPECTION OF ALL SANITARY SEWER MAINS AFTER SYSTEM IS COMPLETED, THOROUGHLY CLEANED, DRAINED AND FULLY VISIBLE. TV INSPECTION SHALL BE PERFORMED IN ACCORDANCE WITH SPECIFICATIONS. FAULTY INSPECTION DUE TO POOR CONDITIONS WILL REQUIRE REINSPECTION BY CONTRACTOR.
12. THE CONTRACTOR SHALL PROVIDE A (WARRANTY) TV INSPECTION AT THE ONE YEAR IN SERVICE MILESTONE FOR EACH SYSTEM.
13. THE CONTRACTOR SHALL PROVIDE SANITARY SEWER TESTING, EXFILTRATION OR AIR, AS REQUIRED BY DESIGN ENGINEER AND SUBMIT CERTIFIED RESULTS TO THE CITY ENGINEER.

CLOSED CIRCUIT TELEVISION (CCTV) INSPECTION OF SEWER LINES

GENERAL:

1. ALL NEW SANITARY SEWER LINES, PRIVATE OR CITY MAINTAINED, IN THE CITY OF WINTER GARDEN'S SERVICE AREA SHALL BE INSPECTED BY CLOSED CIRCUIT TV INSPECTION BY THE CONTRACTOR WITH A CITY INSPECTOR PRESENT PRIOR TO BEING ACCEPTED BY THE CITY.

REQUIREMENTS PRIOR TO INSPECTION RELEASE:

1. ALL ELEMENTS OF THE SEWER SYSTEM MUST BE INSTALLED AND BE COMPLETELY FINISHED. INCLUDING MAIN SEWER LINES, LATERALS, CLEAN OUTS, AND MANHOLES PRIOR TO CCTV INSPECTION.
2. ALL SEWER LINES SHALL BE COMPLETELY CLEANED OF ALL DEBRIS, SAND, WATER, ETC. PRIOR TO THE CCTV INSPECTION. ANY OBJECT OR MATTER THAT PREVENTS CCTV INSPECTION FROM VIEWING CONDITION OF PIPELINE IS CONSIDERED AN OBSTRUCTION REQUIRING ADDITIONAL CLEANING. WHEN CCTV VIEW IS OBSTRUCTED, INSPECTION SHALL BE TERMINATED. THE CONTRACTOR SHALL CLEAN THE SEWER SYSTEM COMPLETELY AND RESCHEDULE CCTV RE–INSPECTION WITH THE CITY.
3. A HYDRAULIC SEWER CLEANER SHALL NOT BE USED DURING THE CCTV INSPECTION. IF LINES ARE FOUND TO BE OBSCURED BY WATER OR DEBRIS DURING THE CCTV INSPECTION, THE INSPECTION SHALL BE TERMINATED AND RESCHEDULED TO A TIME WHEN SEWER CLEANING IS COMPLETE.
4. WHEN A SEWER LINE IS UNDER A PAVED AREA, THE AREA SHALL BE COMPACTED AND PRIMED BEFORE THE SYSTEM SHALL BE RELEASED FOR TV INSPECTION.

TELEVISION EQUIPMENT MINIMUM REQUIREMENTS:

1. THE CLOSED CIRCUIT TV CAMERA SHALL PRODUCE A CLEAR COLOR PICTURE ON THE MONITOR AND ON THE DVD RECORDING. THE CAMERA SHALL BE ABLE TO SHOW DETAIL TO THE POINT THAT ALL JOINTS AND ANY DEFECTS MAY BE READILY SEEN AT THE TIME OF THE INSPECTION. THE CAMERA SHALL STOP AND PAN AT EACH JOINT FOR COMPLETE 360 DEGREE INSPECTION.
2. REFER TO APPENDIX B OF THE REFERENCED STANDARDS FOR SPECIFICATION OF CLOSED CIRCUIT TELEVISION INSPECTION EQUIPMENT.
3. THE VIDEO RECORDER SHALL PRODUCE A NO NOISE STILL PICTURE, AND PROVIDE BOTH AUDIO AND VIDEO DURING THE INSPECTION.
4. A MEASURING DEVICE, APPROVED BY THE CITY, TO CHECK THE GRADE OF THE PIPE DURING THE INSPECTION, SHALL BE REQUIRED. GAUGE DEPTH, 0" TO 2" MIN. WITH 1/2" MARKINGS.
5. AUDIO OF THE INSPECTION SHALL BE SIMULTANEOUSLY RECORDED ON DVD DISC. THE AUDIO SHALL CONSIST OF ORDINARY DESCRIPTION AND COMMENTARY. A TAPE WILL BE GIVEN TO THE INSPECTOR ON SITE AT THE END OF THE DAY.

PROCEDURE FOR TELEVISING

1. THE CITY'S ENGINEERING INSPECTION DIVISION SHALL BE GIVEN AT LEAST THREE (3) BUSINESS DAYS NOTICE PRIOR TO THE TIME PLANNED FOR THE TV INSPECTION TO COMMENCE. A DEFINITE TIME AND DATE WILL BE AGREED UPON BY THE CONTRACTOR AND INSPECTOR AT THAT TIME.
2. NO INSPECTION SHALL COMMENCE WITHOUT THE PRESENCE OF THE INSPECTOR, EXCEPT WHEN PRIOR ARRANGEMENTS HAVE BEEN MADE BETWEEN THE CONTRACTOR, INSPECTOR, AND THE CITY. TV INSPECTION SHALL BE PERFORMED BY THE CONTRACTOR AT THE EXPENSE OF THE CONTRACTOR.
3. ALL CCTV INSPECTIONS SHALL COMMENCE UP STREAM OF THE SYSTEM TO PREVENT FOREIGN SUBSTANCES FROM ENTERING A SECTION PREVIOUSLY TELEVISED. THE CAMERA SHALL BE STARTED FROM THE DOWNSTREAM MANHOLE AND PROCEED UPSTREAM IN DIRECTION OPPOSING THE NORMAL FLOW IN THE LINE. THIS PROCEDURE WILL ALLOW FOR THE VIEWING OF THE SERVICE LATERALS.
4. BEFORE THE CAMERA IS PLACED IN THE SEWER LINE, WATER WITH YELLOW OR ORANGE DYE SHALL BE PUT INTO THE UPSTREAM MANHOLE OF THE SECTION BEING TELEVISED. CAMERA WILL HAVE A GAUGE SHOWING 1/2" MARKS FROM 1/2" TO 2–1/2". THIS WILL ENABLE THE CAMERA TO DETECT ANY CHANGES IN GRADE THAT MAY BE PRESENT IN THE SYSTEM.
5. THE CCTV AND DVD RECORDER SHALL BE TURNED ON BEFORE THE CAMERA IS PLACED IN THE MANHOLE FOR INSPECTION AND SHALL NOT BE TURNED OFF UNTIL THE CAMERA IS REMOVED FROM THE MANHOLE. THE CAMERA SHALL BE MOVED THROUGH THE LINE UNDER THE CONTROL OF THE CCTV CAMERA OPERATOR. THE CAMERA SHALL BE DRAWN THROUGH THE LINE AT A RATE NOT TO EXCEED THIRTY (30) FEET PER MINUTE AND SHALL STOP AT ALL SERVICE CONNECTIONS AND PIPE JOINTS IN THE PIPELINE.
6. A DVD RECORDING SHALL BE MADE OF THE ENTIRE SYSTEM BEING TELEVISED. THIS SHALL BECOME THE PROPERTY OF THE CITY UPON COMPLETION OF THE TV INSPECTION (NOT A COPY). THE TAPE(S) SHALL BE LABELED IN SUCH A MANNER THAT STATES THE PROJECT NAME, DATE OF INSPECTION AND LINE SECTION ACCORDING TO CONSTRUCTION PLANS CONTAINED ON EACH TAPE. A WRITTEN REPORT SHALL ACCOMPANY THE DVD DISC.

CoWG RECLAIMED WATER SYSTEM GENERAL NOTES:

1. ALL PRIVATE RECLAIMED WATER SYSTEMS SHALL HAVE A CITY APPROVED BACKFLOW DEVICE ASSEMBLY AT EACH CONNECTION POINT TO THE CITY WATER SYSTEM.
2. REPAIRS TO NEW WATER LINES, TO OBTAIN SPECIFIED PRESSURE TEST, WILL BE ALLOWED ONLY UP TO A NUMBER EQUAL TO 10% OF THE TOTAL NUMBER OF JOINT CONNECTIONS.
3. ALL MAINS AND SERVICE LATERALS SHALL BE HYDROSTATICALLY TESTED AT 150 PSI FOR A TWO HOUR PERIOD.
4. WARNING TAPE, NON–DETECTABLE, SIZE 2" WITH "REUSE WATER LINE BELOW", MUST BE PLACED 8" TO 12" BELOW FINISHED GRADE ON ALL PVC WATER MAINS, LATERALS AND HEADER TEES, NUMBER 10 GAUGE TRACER WIRE SHALL BE ATTACHED TO THE TOP OF THE PIPE WITH DUCT TAPE, AT LEAST FIVE TIMES PER JOINT. THE TRACER WIRE SHALL ALSO BE ATTACHED TO ALL PVC LATERALS AND ATTACHED TO THE OUTSIDE OF EACH VALVE BOX SO THAT A PIPE LOCATOR CAN BE CONNECTED TO IT. THE CONTRACTOR SHALL DEMONSTRATE THE LOCATE WIRE TO BE IN WORKING CONDITION AT PROJECT COMPLETION.
5. THE CONTRACTOR SHALL INSTALL RECLAIMED WATER MAINS PER MoSS/CoWG. SOLVENT CEMENTED JOINTS AND THRUST BLOCKS SHALL NOT BE ALLOWED.
6. REUSE WATER MAIN SHALL BE BURIED TO A MINIMUM DEPTH OF 36" AND A MAXIMUM DEPTH 42" BELOW FINAL GRADE.
7. SERVICE LATERALS MUST BE LOCATED A UNIFORM DISTANCE APART AND ALIGNED TO PROPERTY LOT LINE AT 90° FROM THE RECLAIMED WATERMAIN.
8. CUSTOMER SERVICE LATERALS SHALL NOT BE SPLICED TOGETHER BETWEEN THE WATER MAIN AND CURB STOP.
9. THE CONTRACTOR SHALL CUT CURB A "RW" INTO CONCRETE CURB LOCATED INSIDE OF A PAINTED SQUARE (PURPLE), DIRECTLY IN FRONT OF EACH SERVICE LATERAL AND VALVE.
10. THE CONTRACTOR SHALL SET DEPTH OF CURB STOP, IN METER BOX, 8" BELOW FINISHED GRADE.
11. THE CONTRACTOR SHALL INSTALL VALVE(S) IN MAIN, NO MORE THAN 1,000 FEET APART IN BETWEEN TEES AND CROSSES. VALVES SHALL BE PROVIDED AT EACH TEE OR CROSS LOCATED IN MAIN LINE.
12. RECLAIMED WATER MAINS MAY BE LOCATED UNDER SIDEWALKS. RECLAIMED MAINS LOCATED UNDER PAVEMENT SHOULD BE MINIMIZED.
13. THE CONTRACTOR SHALL CLEAN ALL NEW MAINS WITH A FULL BORE FLUSH.
14. RECLAIMED WATERMAIN MAINS SHALL BE 6 INCH DIAMETER MINIMUM, 4 INCH IS ALLOWED ON DEAD END RUNS SERVING LESS THAN 20 HOMES. THE DESIGN ENGINEER SHALL SUBMIT HYDRAULIC CALCULATIONS THAT DEMONSTRATE THE PROPOSED SYSTEM WILL PROVIDE REQUIRED FLOWS AND MAINTAIN SYSTEM ABOVE MINIMUM PRESSURE. PEAK IRRIGATION RATE SHALL BE SIX(6) TIMES GREATER THAN THE AVERAGE IRRIGATION RATE OF FLOW.
15. RECLAIMED WATER SYSTEM COMPONENTS INCLUDING PIPE, VALVE BOX TOPS AND METER BOX TOPS SHALL BE RECLAIMED PURPLE IN COLOR.

CoWG – THRUST RESTRAINT TABLE

RESTRAINED FORCE MAIN PIPE TABLE

MINIMUM LENGTH(FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S)

	PIPE SIZE							
	6"	8"	10"	12"	16"	20"	24"	30"	36"
90° BEND	19	25	30	34	44	52	60	70	80
45° BEND	8	10	12	14	18	21	25	30	34
22–1/2° BEND	4	5	6	7	9	10	12	14	16
11–1/4° BEND	2	3	4	5	6	7	8	9	10
PLUG, DEAD END OR BRANCH OF TEE	40	52	63	72	93	111	130	155	178
VALVE	20	25	32	36	47	56	78	116	89

RESTRAINED WATER AND RECLAIMED PIPE TABLE

MINIMUM LENGTH(FT) TO BE RESTRAINED ON EACH SIDE OF FITTING(S)

	PIPE SIZE							
	6"	8"	10"	12"	16"	20"	24"	30"	36"
90° BEND	29	37	44	51	65	77	89	105	120
45° BEND	12	15	18	21	27	32	37	44	50
22–1/2° BEND	6	7	9	10	13	15	18	21	24
11–1/4° BEND	3	4	5	6	7	8	9	10	12
PLUG, DEAD END OR BRANCH OF TEE	59	77	93	108	138	166	194	231	265
VALVE	59	77	93	108	138	166	194	231	265

CoWG THRUST RESTRAINT NOTES:

1. THE TABLES INDICATE MINIMUM LENGTHS OF RESTRAINED JOINTS ON EACH SIDE OF FITTINGS AND CHANGES IN DIRECTION. WHERE PRACTICAL, FULL LENGTHS OF RESTRAINED PIPE SHALL BE LAID TO ACHIEVE THE REQUIRED MINIMUM RESTRAINT.
2. WHERE COMBINATIONS OF FITTINGS ARE USED, THE PIPING BETWEEN THE FITTINGS SHALL BE RESTRAINED. THE MINIMUM RESTRAINED LENGTH OF PIPE REQUIRED UPSTREAM AND DOWNSTREAM OF THE COMBINATION OF FITTINGS SHALL BE DETERMINED ON THE BASIS OF ONE EQUIVALENT FITTING (I.E., 2–45 DEGREE BENDS WILL BE CONSIDERED AS THOUGH A 90° BEND WERE LOCATED MIDWAY BETWEEN THE TWO 45° BENDS).
3. FOR PIPE THAT IS ENCASED IN POLYETHYLENE, RESTRAINED JOINTS MINIMUM LENGTHS SHALL BE INCREASED BY 50 PERCENT.
4. FOR FITTINGS OTHER THAN THOSE PRESENTED IN THE ABOVE TABLES, RESTRAINED JOINT LENGTHS SHALL BE DETERMINED IN ACCORDANCE WITH "THRUST RESTRAINT DESIGN FOR DUCTILE IRON PIPE" BY THE DUCTILE IRON PIPE RESEARCH ASSOCIATION. RESTRAINED JOINT LENGTHS FOR A GIVEN PRESSURE RANGE SHALL BE BASED ON THE MAXIMUM PRESSURE FOR THE TEST PRESSURE RANGE, SM (SAND SILT) SOIL, 3–FEET DEPTH, LAYING CONDITION NO. 3 AND FACTOR OF SAFETY OF 1.5.
5. IN–LINE VALVES: PROVIDE MECHANICAL RESTRAINT ON EACH SIDE OF THE VALVE.
6. ALL RECLAIMED WATER PIPING SHALL BE HYDROSTATICALLY TESTED AT A PRESSURE OF 150 PSI. ALL WASTEWATER PIPING SHALL BE HYDROSTATICALLY TESTED AT A PRESSURE OF 100 PSI.

HORIZONTAL & VERTICAL SEPARATION REQUIREMENTS

PROPOSED UTILITY	POTABLE WATER		RECLAIMED WATER*		SANITARY SEWER (GRAVITY)		SANITARY SEWER (FORCEMAIN)		STORM WATER		ACCEPTABLE VARIANCES
	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.	HORIZ.	VERT.	
POTABLE WATER	–	–	3'	12"	6'	12"	6'	12"	3'	6" A 12" B	SEE GENERAL NOTES: NO. 4 & 5
RECLAIMED WATER*	3'	12"	–	–	3'	6" A 12" B	3'	12"	–	–	
SANITARY SEWER (GRAVITY)	6'	12"	3'	6" A 12" B	–	–	–	–	–	–	
SANITARY SEWER (FORCEMAIN)	6'	12"	3'	12"	–	–	–	–	–	–	

GENERAL NOTES:

1. THE TABLE REPRESENTS THE MINIMUM SEPARATION REQUIREMENTS AS DESCRIBED IN F.D.E.P. RULES OF THE FLORIDA ADMINISTRATION CODE (F.A.C.). THESE SEPARATION REQUIREMENTS SHALL APPLY BETWEEN NEWLY PROPOSED UTILITY LINES AND EXISTING OR PROPOSED UTILITY LINES AND EXISTING OR PROPOSED UTILITY LINES.
2. * FOR THE PURPOSE OF THIS TABLE, RECLAIMED WATER SHALL MEAN UNRESTRICTED PUBLIC ACCESS REUSE WATER AS DEFINED BY F.A.C. 162–610, CHAPTER III OTHER TYPES OF RECLAIMED WATER ARE CONSIDERED RAW SEWAGE AND SEPARATIONS LISTED FOR SANITARY SEWER SHALL APPLY.
3. ALL SEPARATION DISTANCES ARE FROM OUTSIDE OF PIPE TO OUTSIDE OF PIPE UNLESS OTHERWISE SPECIFIED. CRITERION PRODUCING GREATER CLEARANCE SHALL BE USED.

   A – DENOTES POTABLE WATER ABOVE RECLAIMED WATER, SANITARY SEWER OR STORM WATER; OR RECLAIMED WATER ABOVE SANITARY SEWER.

   B – DENOTES POTABLE WATER BELOW RECLAIMED WATER, SANITARY SEWER OR STORM WATER; OR RECLAIMED WATER BELOW SANITARY SEWER.

4. UTILITY SEPARATION – VERTICAL CLEARANCE MITIGATION

   A. WHERE WATER AND GRAVITY SANITARY SEWER MAINS CROSS WITH LESS THAN REQUIRED VERTICAL CLEARANCE OR THE SEWER MAIN IS ABOVE THE WATER MAIN, THE SANITARY SEWER WILL BE 20 FEET OF EITHER:

   1. DUCTILE IRON PIPE, CENTERED ON THE POINT OF CROSSING, OR;
   2. CONCRETE ENCASED VITRIFIED CLAY, OR;
   3. PVC PIPE UPGRADED TO WATER MAIN STANDARDS AND PRESSURE TESTED.

   B. WHERE WATER MAINS AND STORM SEWER PIPES CROSS WITH LESS THAN REQUIRED VERTICAL CLEARANCE, THE WATER MAIN SHALL BE 20 FEET OF DUCTILE IRON PIPE CENTERED ON THE POINT OF CROSSING.

   C. SEPARATION REQUIREMENTS BETWEEN FORCE MAINS AND POTABLE WATER MAINS MUST BE MAINTAINED UNLESS APPROVED IN ADVANCE BY THE DEPARTMENT.

5. UTILITY SEPARATION – HORIZONTAL SEPARATION MITIGATION

   A. WHEN A WATER MAIN PARALLELS A GRAVITY SANITARY SEWER MAIN, A SEPARATION (MEASURED EDGE TO EDGE) OF AT LEAST SIX FEET SHOULD BE MAINTAINED. WHERE THIS SEPARATION IS NOT MET, ONE OF THE FOLLOWING MUST OCCUR.

   1. THE WATER MAIN IS LAID IN A SEPARATE TRENCH OR ON AN UNDISTURBED EARTH SHELF LOCATED ON ONE SIDE OF THE SEWER AT SUCH AN ELEVATION THAT THE BOTTOM OF THE WATER MAIN IS AT LEAST 6 INCHES ABOVE THE TOP OF THE SEWER, OR:

   2. IF BOTH SANITARY SEWER AND POTABLE WATER MAINS ARE PROPOSED AND THE ABOVE (1.) IS NOT MET, THE SANITARY SEWER PIPES SHALL BE UPGRADED TO THE EQUIVALENT PIPE MATERIAL AS THE WATER MAIN AND PRESSURE TESTED.

   3. IF THE SANITARY SEWER IS EXISTING AND THE POTABLE WATER MAIN IS PROPOSED, THE WATER MAIN SHALL, AT A MINIMUM, BE UPGRADED TO DUCTILE IRON PIPE, CONSTRUCTED IN SEPARATE TRENCHES, LAID AT A HIGHER ELEVATION THAN THE SANITARY SEWER, AND UTILIZE STAGGERED JOINTS.

   B. SEPARATION REQUIREMENTS BETWEEN FORCE MAINS AND POTABLE WATER MAINS MUST BE MAINTAINED UNLESS APPROVED IN ADVANCE BY THE DEPARTMENT.

6. NO WATER PIPE SHALL PASS THROUGH OR COME IN CONTACT WITH ANY PART OF A SANITARY OR STORM WATER MANHOLE OR STRUCTURE.

WINTER GARDEN STANDARDS INCORPORATED WITH DESIGN ENGINEERS DOCUMENTS:

THE DETAILS, NOTES AND SPECIFICATIONS SHOWN ON THIS SHEET REPRESENT THE NOTED STANDARDS OF THE CITY OF WINTER GARDEN FOR CONSTRUCTION OF PUBLIC WORKS AND UTILITY INFRASTRUCTURE. BY INCLUDING THE STANDARDS, THE DESIGN ENGINEER HAS ACKNOWLEDGED THAT THEY ARE EFFECTIVE TO THE PROJECT AND THAT DETAILS, NOTES, OR SPECIFICATIONS ARE AS PROVIDED BY THE CITY AND HAVE NOT BEEN REVISED OR MODIFIED WITHOUT WRITTEN APPROVAL FROM THE CITY ENGINEER OR UTILITY DIRECTOR.

City of Winter Garden, Florida
STANDARDS AND SPECIFICATIONS
For Utilities Construction

STANDARD NOTES
FOR
UTILITIES SYSTEMS

DATE
JANUARY 2008

1 OF 8

MONTVERDE ENGINEERING INC.
P.O. BOX 560116 MONTVERDE, FL 34756 - PHONE 407-469-4929
ARTHUR C. NIX, P.E. P.E. NUMBER 36869
CERT. OF AUTHORIZATION NUMBER 6543

9-28-20111

WINGATE COMMERCIAL BUILDING
756 BUSINESS PARK BOULEVARD
ORANGE COUNTY, FLORIDA
CITY OF WINTER GARDEN

JOB NO.	1018
DATE	9/28/11
SCALE	SEE GRAPHIC
DRAWN BY	ACN, NWB
CHKD BY	ACN

REVISIONS

1	GEN REVISION 9-28-11
2	
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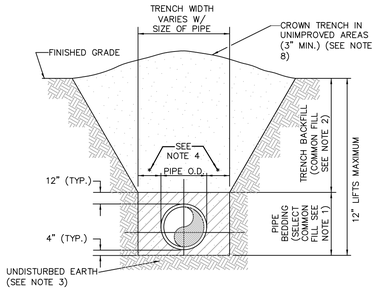
SHEET TITLE:
WINTER GARDEN DETAILS

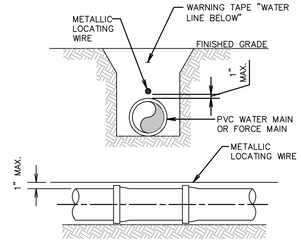
SHEET NO:
SHEET 10



NOTES:

1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180 AND CONTAINNING NO MORE THAN 5% PASSING #200 SIEVE.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180 AND CONTAINING NO MORE THAN 5% PASSING #200 SIEVE.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE A BEDDING AND TRENCHING MAY BE REQURED AS DIRECTED BY THE CITY OF WINTER GARDEN.
4. (*): 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. REFER TO SECTION 32.5 OF THE CITY OF WINTER GARDEN MANUAL OF STANDARDS AND SPECIFICATIONS FOR WASTEWATER AND WATER MAIN CONSTRUCTION FOR SHEETING AND BRACING IN EXCAVATIONS.
8. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN CITY OF WINTER GARDEN RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.

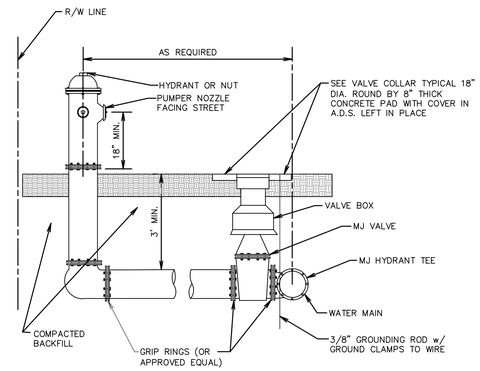
STANDARD BEDDING DETAIL
N.T.S.



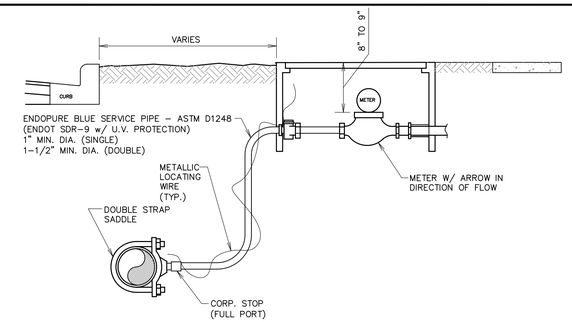
NOTES:

1. PVC PIPE SHALL REQUIRE INSULATED METALLIC LOCATING WIRE (10 GAUGE COPPER) CAPABLE OF DETECTION BY A CABLE LOCATOR AND SHALL BE ATTACHED TO THE TOP OF PIPE WITH DUCT TAPE, AT LEAST 5 TIMES PER JOINT.
2. LOCATING ROD SHALL TERMINATE AT THE TOP OF EACH VALVE BOX AND BE CAPABLE OF EXTENDING ABOVE TOP OF BOX $\frac{1}{2}$" SO AS NOT TO INTERFERE WITH VALVE OPERATION.

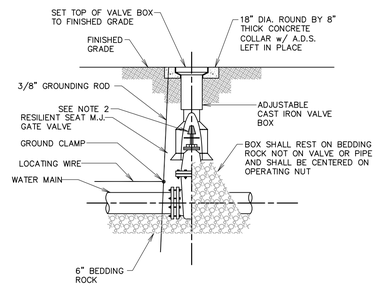
PVC PIPE LOCATING WIRE DETAIL
N.T.S.



FIRE HYDRANT ASSEMBLY DETAIL
N.T.S.



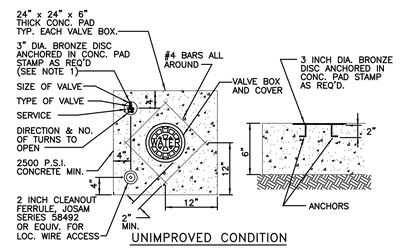
SECTION



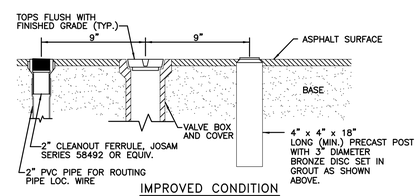
GENERAL NOTES:

1. PVC EXTENSIONS SHALL NOT BE USED ON VALVE BOX INSTALLATION.
2. THE ACTUATING NUT FOR DEEPER VALVES SHALL BE EXTENDED TO COME UP TO 4 FOOT DEPTH BELOW FINISHED GRADE.

GATE VALVE AND VALVE BOX DETAIL
N.T.S.



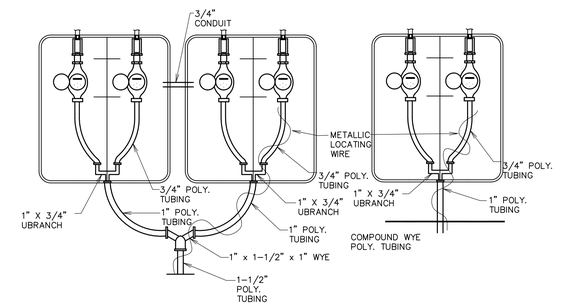
UNIMPROVED CONDITION



IMPROVED CONDITION

NOTES:
1. BRONZE IDENTIFICATION DISC SHALL BE REQUIRED FOR ALL VALVES.

VALVE BOX COLLAR
N.T.S.



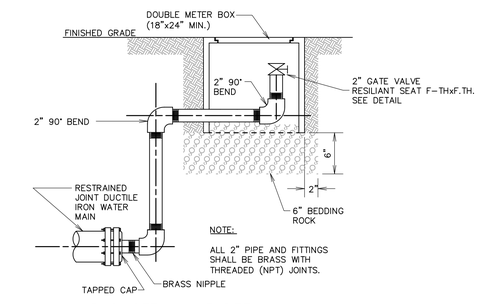
DOUBLE SERVICE (TOP VIEW)
N.T.S.

SINGLE SERVICE (TOP VIEW)
N.T.S.

NOTES:

1. A FITTINGS SHALL BE BRASS WITH COMPRESSION/PACK JOINT CONNECTIONS.
2. NO SERVICE LINE SHALL TERMINATE UNDER A DRIVEWAY.
3. EACH SERVICE SHALL TERMINATE IN A METER BOX ASSEMBLY, WHICH SHALL BE PLACED TO GRADE IN THE UTILITY EASEMENT AT THE PROPERTY LINE(S) OF THE LOT(S) TO BE SERVED.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTRUCTION TO AND INCLUDING THE METER BOX ASSEMBLY. CITY SHALL FURNISH THE METER AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR SETTING METER BOX ASSEMBLY TO FINISH GRADE AND MAKING ANY GRADE ADJUSTMENT TO METER BOX IF REGRADING OCCURS.
5. LOCATING WIRE ON POLY PIPE SHALL BE TAPED EVERY 5 FT FROM METER BOX TO WATER MAIN.
6. METER NIPPLE BEHIND SIDEWALK TO BE INSTALLED BY CONTRACTOR (H10094)
7. IN NO CASE IS METER TO BE INSTALLED IN SIDEWALK OR OTHER PAVED AREAS.

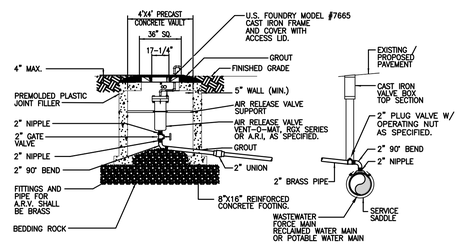
POTABLE WATER SINGLE AND DOUBLE SERVICE DETAIL
N.T.S.



NOTE:

ALL 2" PIPE AND FITTINGS SHALL BE BRASS WITH THREADED (NPT) JOINTS.

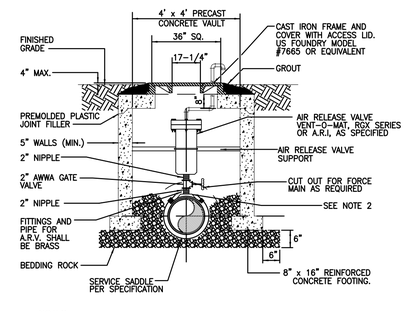
BLOWOFF VALVE DETAIL
N.T.S.



NOTES:

1. THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 4.0 FEET.
2. DOUBLE STRAP SADDLE AND WRAP WITH TWO LAYERS OF WIDE PLASTIC OR POLY TAPE WITH STAINLESS STEEL STRAP.
3. PIPE INSTALLATION SHALL BE SUCH THAT THE A.R.V. IS LOCATED AT THE HIGHEST POINT IN THE RESPECTIVE SEGMENT.
4. INTERIOR AND EXTERIOR CONCRETE SURFACES SHALL RECEIVE PROTECTIVE COATING AS SPECIFIED FOR VALVE VAULTS.
5. CAST IRON FRAME, COVER AND ACCESS LID SHALL BE INSTALLED FLUSH WITH FINISHED GRADE.
6. COVER SHALL READ "WINTER GARDEN UTILITIES DIVISION, "SEWER" "RECLAIMED WATER OR POTABLE WATER".
7. NO GALVANIZED PIPE/VALVES.

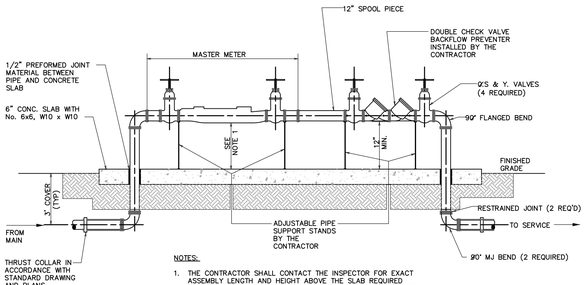
OFFSET TYPE AIR RELEASE VALVE ASSEMBLY
N.T.S.



NOTES:

1. THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 3.0 FEET.
2. DOUBLE STRAP SADDLE AND WRAP WITH TWO LAYERS OF WIDE PLASTIC OR POLY TAPE WITH STAINLESS STEEL STRAP.
3. PIPE INSTALLATION SHALL BE SUCH THAT THE A.R.V. IS LOCATED AT THE HIGHEST POINT IN THE RESPECTIVE SEGMENT.
4. INTERIOR AND EXTERIOR CONCRETE SURFACES SHALL RECEIVE PROTECTIVE COATING AS SPECIFIED FOR VALVE VAULTS.
5. CAST IRON FRAME, COVER AND ACCESS LID SHALL BE INSTALLED FLUSH WITH FINISHED GRADE.
6. COVER SHALL READ "WINTER GARDEN UTILITIES DIVISION AND "POTABLE WATER".
7. NO GALVANIZED PIPE/VALVES.

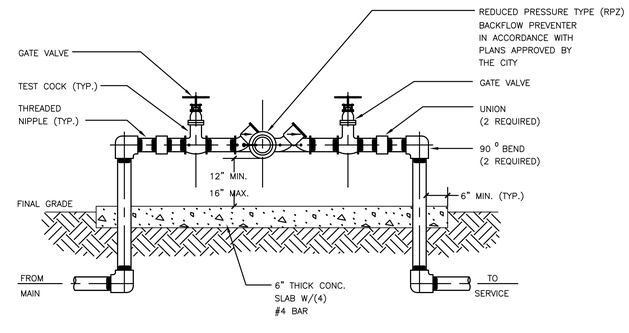
POTABLE WATER SYSTEM AIR RELEASE VALVE AND VAULT
N.T.S.



NOTES:

1. THE CONTRACTOR SHALL CONTACT THE INSPECTOR FOR EXACT ASSEMBLY LENGTH AND HEIGHT ABOVE THE SLAB REQUIRED FOR THE FIRE LINE MASTER METER TO BE INSTALLED. ALL WIRE, FITTINGS AND APPURTENANCES SHALL BE INSTALLED BY THE CONTRACTOR.
2. ALL PIPE LARGER THAN 2 INCH SHALL BE FLANGED DUCTILE IRON PIPE.
3. SENSUS METER REQUIRED.
4. 2" BYPASS METER SHALL BE CONSTRUCTED ON MASTER METER ASSEMBLY.

MASTER METER ASSEMBLY
N.T.S.



NOTES:
1. ALL PIPE AND FITTINGS 2" AND SMALLER SHALL BE THREADED SCHEDULE 80 PVC. NO GALVANIZED PIPE WILL BE APPROVED.
2. ALL PIPE LARGER THAN 2" SHALL BE FLANGED DUCTILE IRON PIPE.
3. NO GALVANIZED PIPE ALLOWED.

BACKFLOW PREVENTER DETAIL
N.T.S.

WINTER GARDEN STANDARDS INCORPORATED WITH DESIGN ENGINEERS DOCUMENTS:

THE DETAILS, NOTES AND SPECIFICATIONS SHOWN ON THIS SHEET REPRESENT THE NOTED STANDARDS OF THE CITY OF WINTER GARDEN FOR CONSTRUCTION OF PUBLIC WORKS AND UTILITY INFRASTRUCTURE. BY INCLUDING THE STANDARDS, THE DESIGN ENGINEER HAS ACKNOWLEDGED THAT THEY ARE EFFECTIVE TO THE PROJECT AND THAT DETAILS, NOTES, OR SPECIFICATIONS ARE AS PROVIDED BY THE CITY AND HAVE NOT BEEN REVISED OR MODIFIED WITHOUT WRITTEN APPROVAL FROM THE CITY ENGINEER OR UTILITY DIRECTOR.

City of Winter Garden, Florida
STANDARDS AND SPECIFICATIONS
For Utilities Construction

STANDARD DETAILS
FOR
POTABLE WATER SYSTEMS

DATE
JANUARY 2008

2 OF 8

MONTVERDE ENGINEERING INC.
P.O. BOX 560116 MONTVERDE, FL 34756 - PHONE 407-469-4929
NOT VALID WITHOUT RAISED SEAL
ARTHUR C. NIX, P.E. P.E. NUMBER 36959
CERT. OF AUTHORIZATION NUMBER 9343
9-28-2011

WINGATE COMMERCIAL BUILDING
756 BUSINESS PARK BOULEVARD
ORANGE COUNTY, FLORIDA
CITY OF WINTER GARDEN

JOB NO.	1018
DATE	9/28/11
SCALE	SEE GRAPHIC
DRAWN BY	ACN, NWB
CHKD BY	ACN

REVISIONS

1	GEN REVISION 9-28-11
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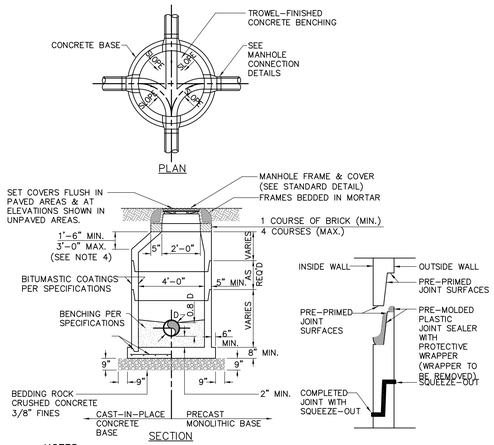
SHEET TITLE:
WINTER GARDEN DETAILS

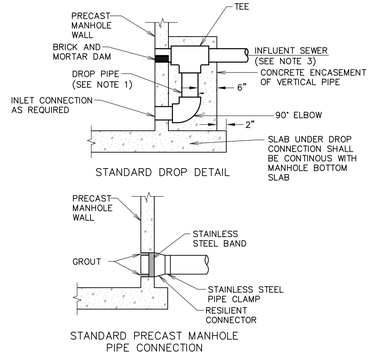
SHEET NO:
SHEET 11



NOTES:

1. DROP CONNECTIONS ARE REQUIRED WHENEVER INVERT OF INFLUENT SEWER IS 24" OR MORE ABOVE THE INVERT OF THE MANHOLE. SEE MANHOLE CONNECTION DETAILS. ALL DROPS TO BE OUTSIDE OF THE MANHOLE.
2. E-Z RAPP OUTSIDE ALL JOINTS
3. GROUT WITH NON-SHRINKING GROUT INSIDE JOINTS
4. NO CONES OVER 3 FT. TALL
5. ALL PRECAST CONCRETE SHALL BE COATED INSIDE AND OUTSIDE WITH COAL TAR EPOXY, MINIMUM 16 MIL DMT.

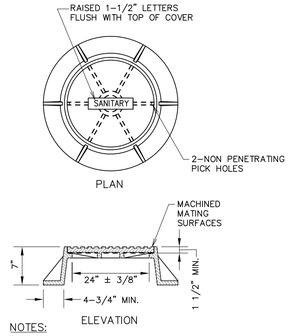
PRECAST CONCRETE SANITARY MANHOLE
N.T.S.



NOTES:

1. DROP PIPE AND FITTINGS SHALL BE OF EQUAL SIZE AND MATERIAL AS THE INFLUENT SEWER.
2. AN OUTSIDE DROP CONNECTION SHALL BE REQUIRED FOR ALL INFLUENT WHICH HAVE AN INVERT 2' OR MORE ABOVE THEN MANHOLE INVERT.

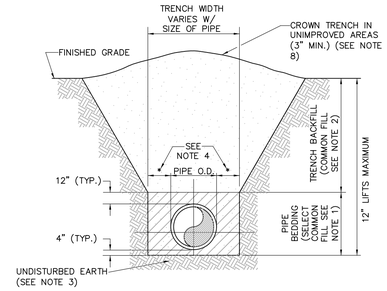
SANITARY MANHOLE CONNECTION DETAILS
N.T.S.



NOTES:

1. MANHOLE FRAME & COVER SHALL BE 24" OPENINGS, USE #AS-225 AS MANUFACTURED BY U.S. FOUNDRY & MFG. CORP. OR APPROVED EQUAL
2. RAIN STOPPER LIDS OR RAIN GUARD LIDS (LFVHS) REQUIRED.

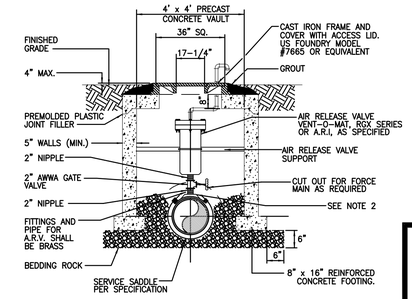
STANDARD MANHOLE FRAME AND COVER
N.T.S.



NOTES:

1. PIPE BEDDING: SELECT COMMON FILL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180 AND CONTAINING NO MORE THAN 5% PASSING #200 SIEVE.
2. TRENCH BACKFILL: COMMON FILL COMPACTED TO 98% OF THE MAXIMUM DENSITY AS PER AASHTO T-180 AND CONTAINING NO MORE THAN 5% PASSING #200 SIEVE.
3. PIPE BEDDING UTILIZING SELECT COMMON FILL OR BEDDING ROCK IN ACCORDANCE WITH TYPE A BEDDING AND TRENCHING MAY BE REQUIRED AS DIRECTED BY THE CITY OF WINTER GARDEN.
4. (*): 15" MAX. FOR PIPE DIAMETER LESS THAN 24", AND 24" MAX. FOR PIPE DIAMETER 24" AND LARGER.
5. WATER SHALL NOT BE PERMITTED IN THE TRENCH DURING CONSTRUCTION.
6. ALL PIPE TO BE INSTALLED WITH BELL FACING UPSTREAM TO THE DIRECTION OF THE FLOW.
7. REFER TO SECTION 32.5 OF THE ORANGE COUNTY MANUAL OF STANDARDS AND SPECIFICATIONS FOR WASTEWATER AND WATER MAIN CONSTRUCTION FOR SHEETING AND BRACING IN EXCAVATIONS.
8. FINAL RESTORATION IN IMPROVED AREAS SHALL BE IN COMPLIANCE WITH ALL APPLICABLE REGULATIONS OF GOVERNING AGENCIES. SURFACE RESTORATION WITHIN CITY OF WINTER GARDEN RIGHT-OF-WAY SHALL COMPLY WITH REQUIREMENTS OF RIGHT-OF-WAY UTILIZATION REGULATIONS AND ROAD CONSTRUCTION SPECIFICATIONS.

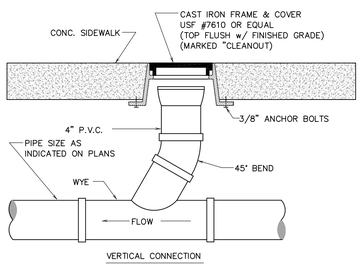
STANDARD BEDDING DETAIL
N.T.S.



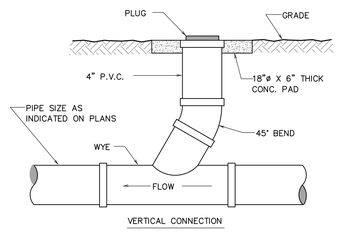
NOTES:

1. THE MINIMUM DIMENSION FROM TOP OF PIPE TO FINISHED GRADE SHALL BE 3.0 FEET.
2. DOUBLE STRAP SADDLE AND WRAP WITH TWO LAYERS OF WIDE PLASTIC OR POLY TAPE WITH STAINLESS STEEL STRAP.
3. PIPE INSTALLATION SHALL BE SUCH THAT THE A.R.V. IS LOCATED AT THE HIGHEST POINT IN THE RESPECTIVE SEGMENT.
4. INTERIOR AND EXTERIOR CONCRETE SURFACES SHALL RECEIVE PROTECTIVE COATING AS SPECIFIED FOR VALVE VAULTS.
5. CAST IRON FRAME, COVER AND ACCESS LID SHALL BE INSTALLED FLUSH WITH FINISHED GRADE.
6. COVER SHALL READ "WINTER GARDEN UTILITIES DIVISION AND "WASTEWATER".
7. NO GALVANIZED PIPE/VALVES.

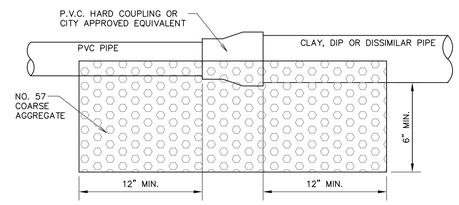
SEWAGE COMBINATION AIR VALVE (SCAV) AND VALVE VAULT
N.T.S.



CLEAN OUT DETAIL FINISHED BUILDOUT (IN PAVED AREA)
N.T.S.



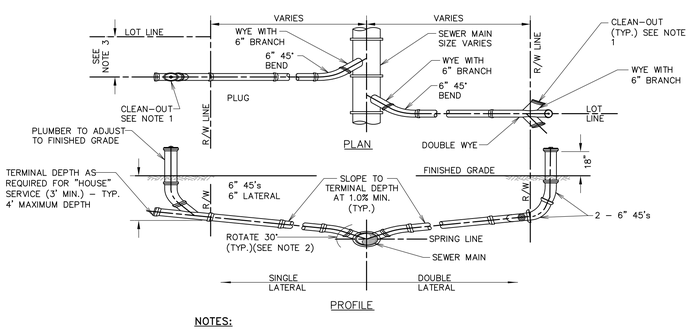
CLEAN OUT DETAIL FINISHED BUILDOUT (IN UNPAVED AREA)
N.T.S.



NOTE:

1. FIELD VERIFY MATERIALS OF EXISTING PIPES TO SELECT PROPER CONNECTOR.
2. HARBCO COUPLING OR APPROVED EQUIVALENT FOR ALL PIPE MATERIALS, UNLESS APPROVED IN WRITING BY THE CITY.

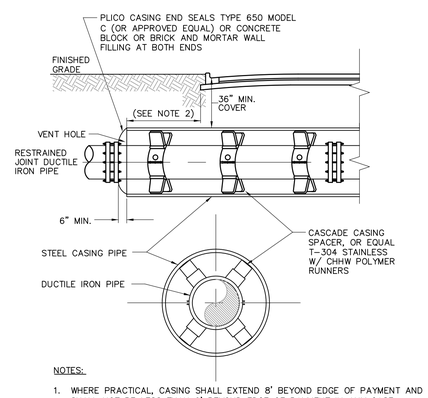
SEWER MAIN CONNECTION DETAIL
N.T.S.



NOTES:

1. CLEANOUT SHALL BE INSTALLED BY THE CONTRACTOR IN ACCORDANCE WITH STANDARD PLUMBING CODE.
2. INVERT OF SERVICE LATERAL SHALL NOT ENTER SEWER MAIN BELOW SPRING LINE.
3. WYES AND 45° BENDS SHALL BE PVC (SDR 26).
4. LOCATE SINGLE LATERAL AS CLOSE TO LOT LINE AS POSSIBLE, 25' MAXIMUM.

SANITARY SEWER SERVICE LATERAL DETAIL
N.T.S.



NOTES:

1. WHERE PRACTICAL, CASING SHALL EXTEND 8' BEYOND EDGE OF PAYMENT AND SHALL NOT BE LESS THAN 6' BEYOND EDGE OF PAYMENT IN ANY CASE.
2. CASING SPACERS AND END SEALS TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
3. DESIGN ENGINEER TO DETERMINE NEED FOR SACRIFICIAL ANODE (S) FOR CORROSION CONTROL.

BORE AND JACK DETAIL
N.T.S.

WINTER GARDEN STANDARDS INCORPORATED WITH DESIGN ENGINEERS DOCUMENTS:

THE DETAILS, NOTES AND SPECIFICATIONS SHOWN ON THIS SHEET REPRESENT THE NOTED STANDARDS OF THE CITY OF WINTER GARDEN FOR CONSTRUCTION OF PUBLIC WORKS AND UTILITY INFRASTRUCTURE. BY INCLUDING THE STANDARDS, THE DESIGN ENGINEER HAS ACKNOWLEDGED THAT THEY ARE EFFECTIVE TO THE PROJECT AND THAT DETAILS, NOTES, OR SPECIFICATIONS ARE AS PROVIDED BY THE CITY AND HAVE NOT BEEN REVISED OR MODIFIED WITHOUT WRITTEN APPROVAL FROM THE CITY ENGINEER OR UTILITY DIRECTOR.

City of Winter Garden, Florida
STANDARDS AND SPECIFICATIONS
For Utilities Construction

STANDARD DETAILS
FOR
WASTEWATER SYSTEMS

DATE
JANUARY 2008

3 OF 8

MONTVERDE ENGINEERING INC.
P.O. BOX 560116 MONTVERDE, FL 34756 - PHONE 407-469-4929
ARTHUR C. NIX, P.E. FLORIDA REGISTRATION NUMBER 36859
CERT. OF AUTHORIZATION NUMBER 6543

9-28-2011

WINGATE COMMERCIAL BUILDING
756 BUSINESS PARK BOULEVARD
ORANGE COUNTY, FLORIDA
CITY OF WINTER GARDEN

JOB NO.	1018
DATE	9/28/11
SCALE	SEE GRAPHIC
DRAWN BY	ACN, NWB
CHKD BY	ACN

REVISIONS

1	GEN REVISION 9-28-11
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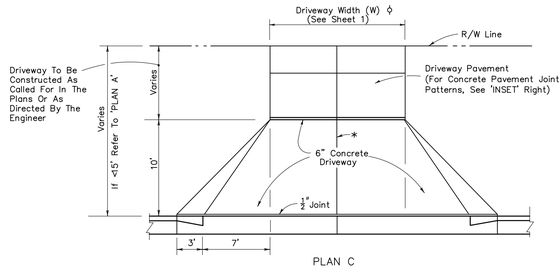
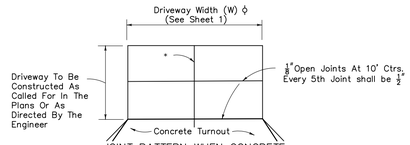
SHEET TITLE:
WINTER GARDEN DETAILS

SHEET NO:
SHEET 12



PLAN C
TURNOUT WITHOUT SIDEWALK



JOINT PATTERN WHEN CONCRETE DRIVE CONSTRUCTED

INSET

Footnotes:

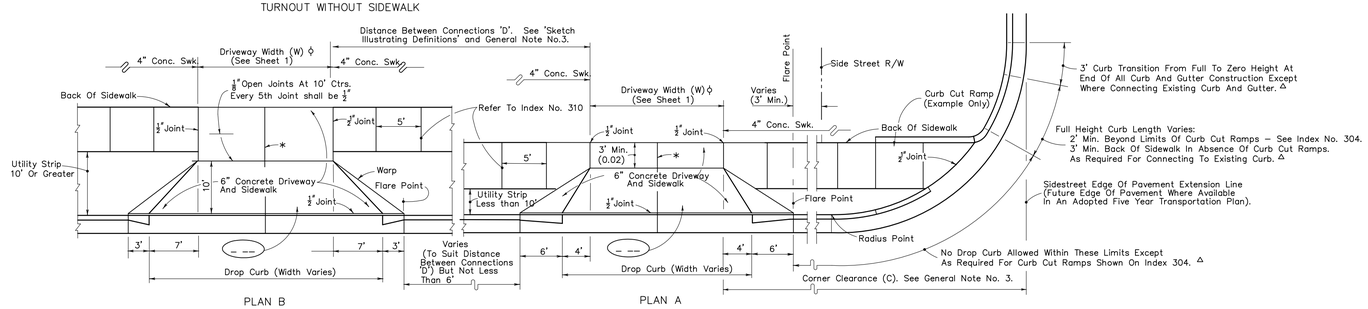
All 1/2" joints shall be constructed with preformed joint filler.

∗ 1/8" Open joints placed at equal (20' max.) intervals for driveways over 20' wide. Joints in curb and gutter to match joints in driveways.

△ When connecting to sidestreet curb and gutter sections, the no drop curb limits should extend back to the sidestreet radius point. With or without curb and gutter, no driveway should encroach on the corner radius.

◊ Driveways (6" concrete) shall be of a uniform width (W) to the right of way line.

— — Alpha–numeric identification of a flared driveway type specifically called for in the plans, see sheets 3 and 4.



PLAN B
TURNOUT WITH SIDEWALK AND UTILITY STRIP (10' OR GREATER)

PLAN A
TURNOUT WITH SIDEWALK AND UTILITY STRIP (LESS THAN 10')

SPECIAL NOTES FOR URBAN FLARED TURNOUTS

1. Driveway 6" concrete pavement and drop curb shall meet the material and construction requirements of Sections 522 and 520 respectively of the FDOT Standard Specifications. The driveway foundation shall meet the requirement of Subarticle 522–4.

2. For details of drop curb and curb cut ramps refer to Indexes Nos. 300 and 304 respectively.

3. Where turnouts are constructed within existing curb and gutter, the existing curb and gutter shall be removed either to the nearest joint beyond the flare point or to the extent that no remaining section is less than 5 feet long; and, drop curb constructed in accordance with Notes Nos. 1 and 2.

4. Cost for preformed joint filler shall be included in the cost for the concrete pavement (concrete sidewalk, 6" thick).

5. For turnouts with radial returns see the requirements under the "Summary Of Geometric Requirements For Turnouts", the "General Notes", the details of "Rural Turnout Construction" and the detail of "Limits Of Clearing & Grubbing, Stabilization And Base At Intersections".

6. Department maintenance of pavement shall extend out to the right of way or 2 feet back of sidewalk, whichever distance is less.

7. The maintenance and operation of highway lighting, traffic signals, accociated equipment, and other necessary devices shall be the responsibility of a public agency.

8. All pavement markings on the State highways, including acceleration and deceleration lane markings, and signing installed for the operation of the State highway shall be maintained by the Department.

9. All signing and marking installed for the operation of the connection (such as stop bars and stop signs for the connection) shall be the responsibility of the permittee.

10. Turnouts will be paid for under the contract unit price for Sidewalk Concrete (6" Thick), SY.

DESIGN NOTES FOR URBAN FLARED TURNOUTS

1. Driveways indicated as 'Adverse Applications' are those with slopes that can cause overhang drag for representative standard passenger vehicles under fully loaded conditions; or, those with slopes that can cause drivers who are leaving the roadway to slow or pause to the extent that traffic demand volumes will be impeded.

Driveways indicated as 'Marginal Applications' are those with slopes that can cause overhang drag for representative standard passenger vehicles under fully loaded conditions when the driveway is located on the low side of fully superelevated roadways.

Driveways indicated as 'General Applications' are those with slopes that can readily accommodate representative standard passenger vehicles and those and those that can accommodate representative standard trucks, vans, busses and recreational vehicles operating under normal crown and superelevation conditions.

2. The standar flared driveways on this index may not accommodate vehicles with low beds, low undercarriage or low appendage features. Where such vehicles are design vehicles driveways are to have site specific flare designs or Category ~~~ designs.

3. When specific flare type driveways are to be constructed, the type shall be designated in the plans using the assigned alpha–numeric designation.

Note: See sheet 1 for 'GENERAL NOTES'

URBAN FLARED TURNOUTS

N.T.S.

PER INDEX No. 515 OF THE F.D.O.T. ROADWAY AND TRAFFIC DESIGN STANDARDS

GENERAL NOTES:

1. ALL NEW STORM AND SANITARY SEWER LINES IN THE CITY OF WINTER GARDEN SHALL BE SUBJECTED TO CLOSED CIRCUIT TV INSPECTION PRIOR TO BEING ACCEPTED BY THE CITY, WHETHER PRIVATE OR CITY MAINTAINED. ALL STORM SEWER PIPE SHALL BE REINSPECTED AT THE YEAR END, COST TO BE PAID BY THE OWNER.

2. PIPE MATERIAL SHALL BE AS SHOWN ON THE CONSTRUCTION PLANS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.

3. CONTRACTOR AND OWNER ARE RESPONSIBLE FOR ENSURING THAT ALL CITY, COUNTY, STATE (FDEP, FDOT, SJRWMD, ETC.), AND FEDERAL PERMITS HAVE BEEN ISSUED FOR THE PROJECT.

4. ALL STORM SYSTEM MUST BE WATER–TIGHT WITH ALL JOINTS WRAPPED.

5. STORM SYSTEM WILL BE CLEANED PRIOR TO BEING TV'D.

6. IF HDPE PIPE IS USED UNDER ROADWAYS, NO JOINTS WILL BE ALLOWED UNDER THE PAVEMENT.

7. HDPE PIPE SHALL MEET F.D.O.T. COVER REQUIREMENTS AND WILL BE CHECKED FOR DEFLECTION (≥ 5%) AT PROJECT COMPLETION.

8. THE HDPE PIPE MUST HAVE A WATER STOP GROUTING RING AT ALL MANHOLES OR INLETS.

9. THE OWNER SHALL KEEP A COPY OF THE WATER MANAGEMENT DISTRUCT PERMIT, NPDES, NOI AND SWPP PLAN IN A CONSPICUOUS LOCATION ON THE JOB SITE AT ALL TIMES.

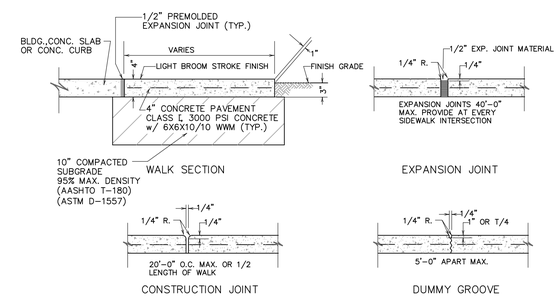
10. THE MINIMUM REQUIRED COVER FOR HDPE PIPE SHALL BE 3 FEET.

11. ALL STORM SEWER MANHOLES FRAME & COVER SHALL BE ASTM 225.

12. CLEAN SAND SHALL CONSIST OF MATERIAL HAVING LESS THAN 5% PASSING THE #200 SIEVE.

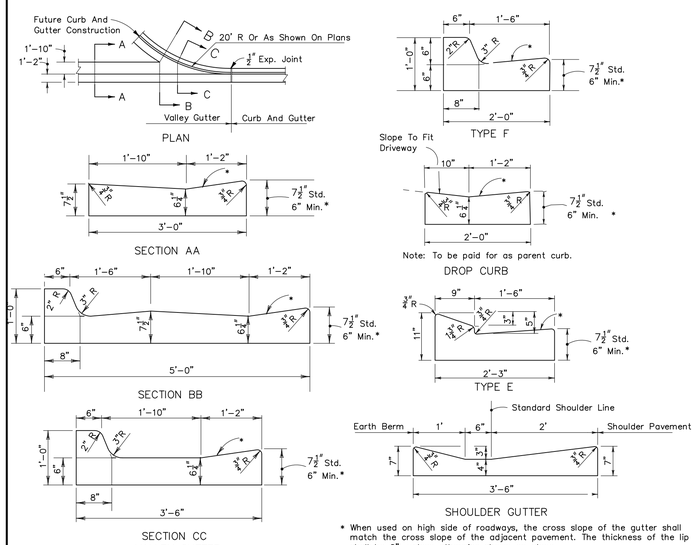
13. MANHOLE RISERS SHALL CONSIST OF NO MORE THAN THREE COURSES (LAYERS) OF BRICK TO FRAME & COVER.

14. STORM SEWER PIPES SHALL MEET ASTM C76 & ASTM C507.



SIDEWALK DETAILS

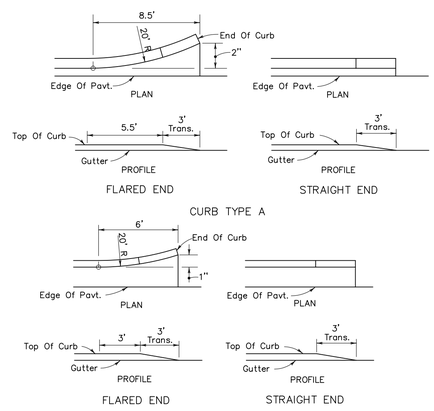
N.T.S.

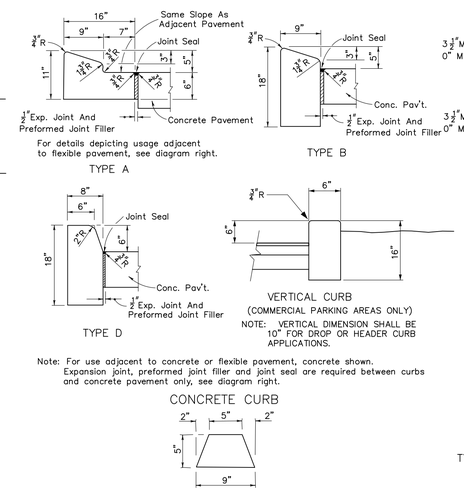


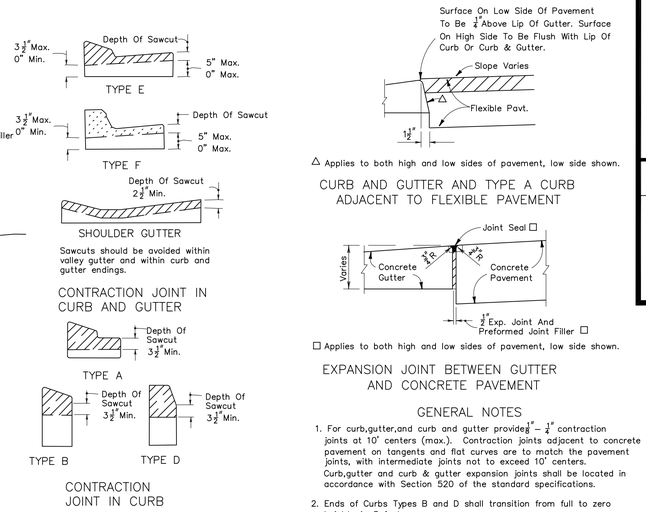
* When used on high side of roadways, the cross slope of the gutter shall match the cross slope of the adjacent pavement. The thickness of the lip shall be 6", unless otherwise shown on plans.

CONCRETE CURB AND GUTTER

Note: For use adjacent to concrete or flexible pavement, concrete shown. For details depicting usage adjacent to flexible pavement, see diagram right. Expansion joint, preformed joint filler and joint seal are required between curb & gutter and concrete pavement only, see diagram right.







GENERAL NOTES

1. For curb,gutter,and curb and gutter provided 1/8" – 1/4" contraction joints at 10' centers (max.). Contraction joints adjacent to concrete pavement on tangents and flat curves are to match the pavement joints, with intermediate joints not to exceed 10' centers. Curb,gutter and curb & gutter expansion joints shall be located in accordance with Section 520 of the standard specifications.

2. Ends of Curbs Types B and D shall transition from full to zero heights in 3 feet.

City of Winter Garden, Florida
STANDARDS AND SPECIFICATIONS
For Utilities Construction

STANDARD DETAILS
FOR
WASTEWATER SYSTEMS

DATE
JANUARY 2008

7&8 OF 8

MONTVERDE ENGINEERING INC.
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NOT VALID WITHOUT RAISED SEAL
ARTHUR C. NIX, P.E. P.E. NUMBER 36859
CERT. OF AUTHORIZATION NUMBER 6543

9-28-2011

WINGATE COMMERCIAL BUILDING
756 BUSINESS PARK BOULEVARD

CITY OF WINTER GARDEN

ORANGE COUNTY, FLORIDA

JOB NO.	1018
DATE	9/28/11
SCALE	SEE GRAPHIC
DRAWN BY	ACN, NWB
CHKD BY	ACN

REVISIONS

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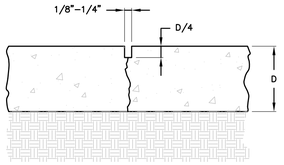
SHEET TITLE:
WINTER GARDEN DETAILS

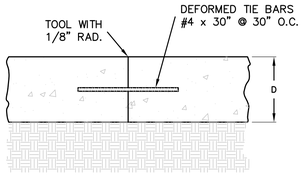
SHEET NO:
SHEET 13



TYPE 'A' UNDOWELED CONTRACTION (CONTROL) JOINT

N.T.S.

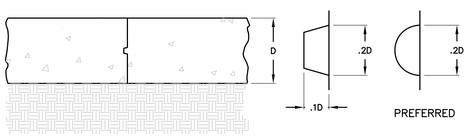
UNDOWELED TRANSVERSE CONTRACTION OR LONGITUDINAL JOINT, SAWED OR PRE-MOLDED. DO NOT DOWEL PAVEMENTS LESS THAN 7" THICK



TYPE 'B' TIED JOINT

N.T.S.

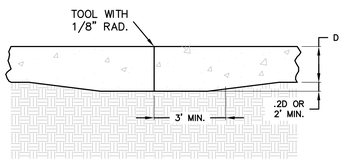
TIED LONGITUDINAL CONSTRUCTION OR CONTRACTION JOINT WHERE REQUIRED. NOTE: DO NOT TIE MORE THAN THREE LANES TOGETHER.



TYPE 'C' CONSTRUCTION JOINT

N.T.S.

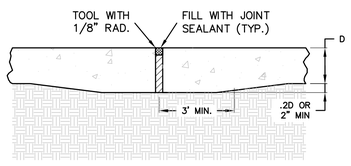
LONGITUDINAL KEYWAY CONSTRUCTION JOINT FOR PAVEMENT 6 INCHES OR GREATER. TYPE C-1 STRAIGHT BUTT TYPE JOINT USED FOR PAVEMENTS LESS THAN 6 INCHES.



TYPE 'C-1' BUTT JOINT

N.T.S.

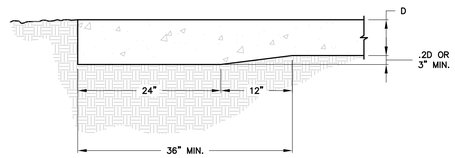
IN LIEU OF THICKENING EDGES, OVERALL PAVEMENT THICKNESS MAY BE INCREASED AS FOLLOW: 6 INCHES OR LESS, ADD 0.5 INCH. MORE THAN 6 INCHES, ADD 1 INCH.



TYPE 'D' BUTT JOINT

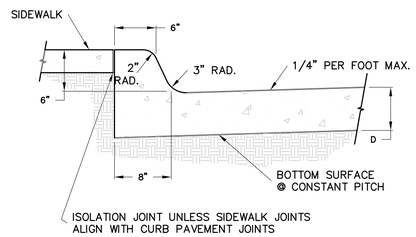
N.T.S.

ISOLATION JOINT FOR PAVEMENTS LESS THAN 8" THICK.



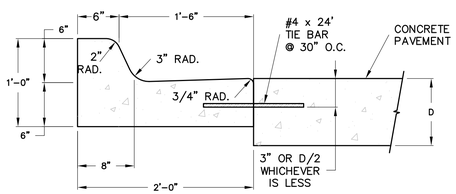
THICKENED EDGE

N.T.S.



INTEGRAL CURB

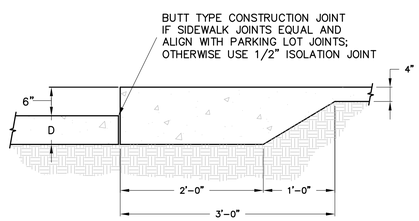
N.T.S.



TIED CURB

N.T.S.

TYPE F, FDOT CURB SHOWN, OTHER TYPE MAY BE USED WITH THE SAME TIE BAR CONFIGURATION.



SIDEWALK/CURB

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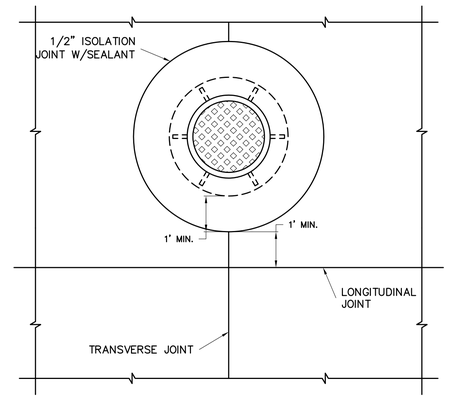
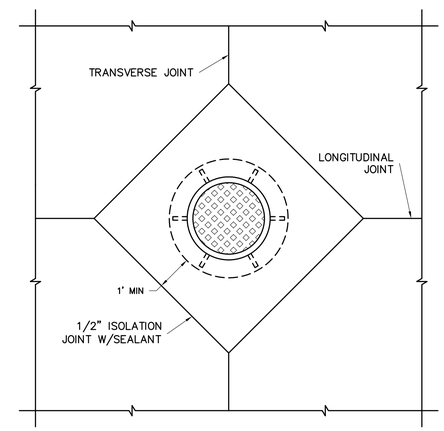
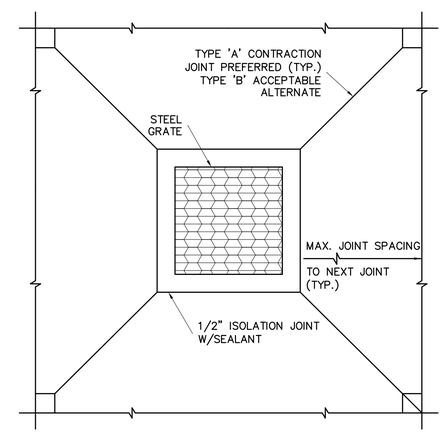
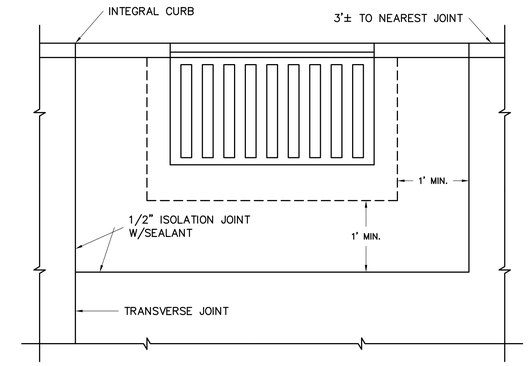


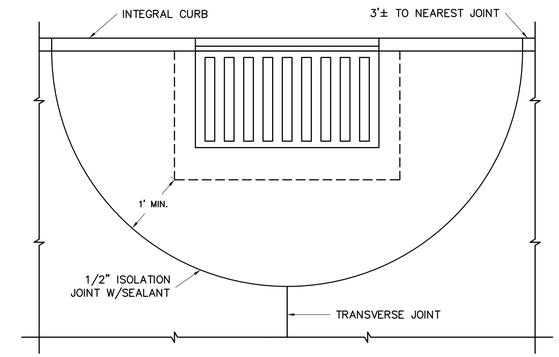




JOINTS AT MANHOLES

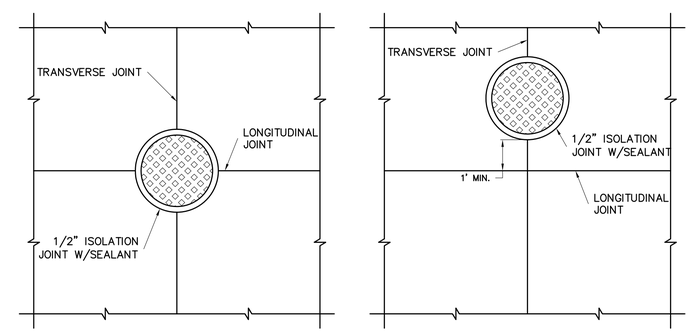
N.T.S.





JOINTS AT INLETS

N.T.S.



JOINTS AT MANHOLE

N.T.S.

TYPE JOINT DETAILS

A	DOWELED OR UNDOWELED
B	TIED
C	CONSTRUCTION WITH KEYWAY
C-1	BUTT
D	ISOLATION
D-1	ISOLATION WITH DOWEL

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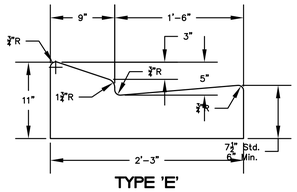
SHEET TITLE:

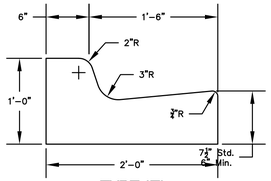
CONCRETE PAVEMENT DETAILS

SHEET NO:

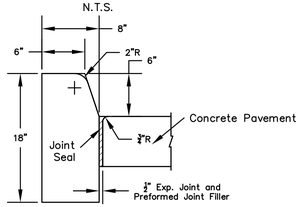
SHEET 14



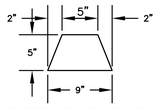
TYPE 'E'
CONCRETE CURB AND GUTTER
N.T.S.



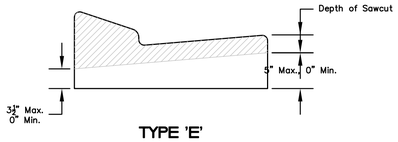
TYPE 'F'
CONCRETE CURB AND GUTTER
N.T.S.



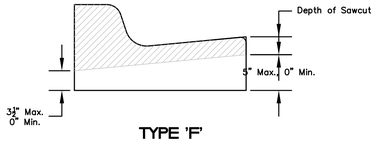
TYPE 'D' CONCRETE CURB
N.T.S.



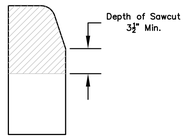
CONCRETE STOPPER/BUMPER
N.T.S.



TYPE 'E'
CONCRETE CURB AND GUTTER
N.T.S.



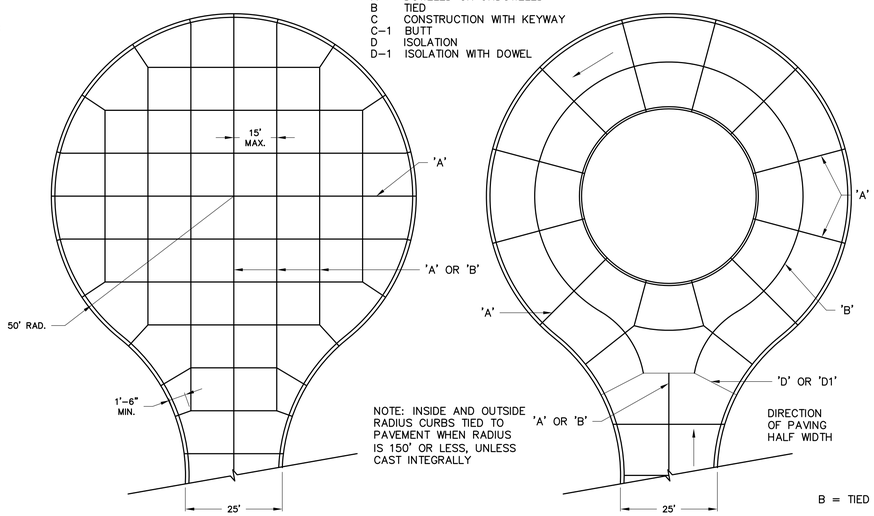
TYPE 'F'
CONCRETE CURB AND GUTTER
N.T.S.



TYPE 'D' CONTRACTION
JOINT IN CURB
N.T.S.

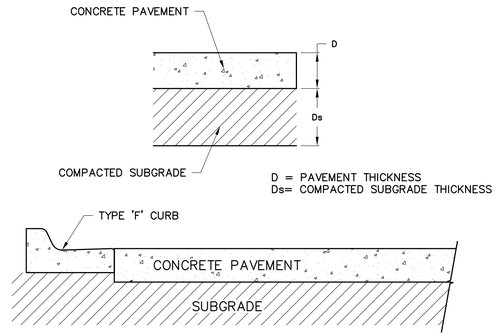
TYPE JOINT DETAILS

A DOWELED OR UNDOWELED
B TIED
C CONSTRUCTION WITH KEYWAY
C-1 BUTT
D ISOLATION
D-1 ISOLATION WITH DOWEL



NOTE: INSIDE AND OUTSIDE RADIUS CURBS TIED TO PAVEMENT WHEN RADIUS IS 150' OR LESS, UNLESS CAST INTEGRALLY

PLAN OF JOINT LOCATION FOR A CUL-DE-SAC
N.T.S.



TYPICAL SECTIONS
N.T.S.

RECOMMENDED MAX. JOINT SPACINGS

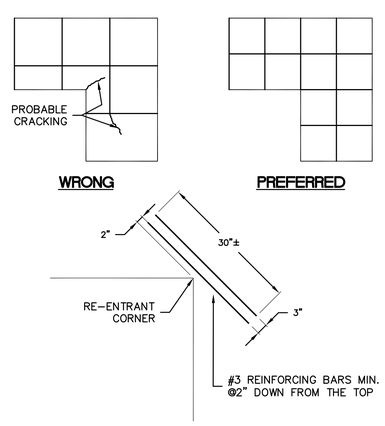
PAVEMENT THICKNESS (INCHES)	RECOMMENDED MAXIMUM JOINT SPACING (FEET)
3.5 (FOR WHITETOPPING ONLY)	6
4.0	10
4.5	10
5.0	12
5.5	12
6.0	15
OVER 6.0	15

GENERAL NOTES:

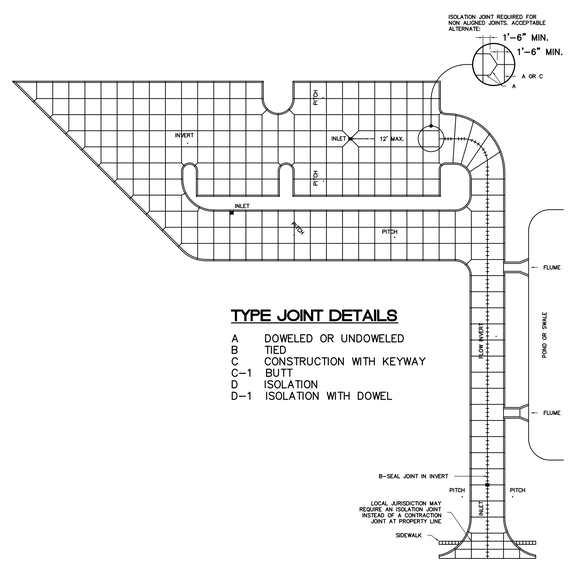
1. USE ACI OR FC&PA CERTIFIED FLATWORK FINISHER
2. USE ACI 330R-01 GUIDE FOR DESIGN AND CONSTRUCTION OF CONCRETE PARKING LOTS
3. USE ACI 330.1-94 STANDARD SPECIFICATION FOR PLAIN CONCRETE PARKING LOTS
4. ALL CONCRETE USED IN PARKING LOT, UNLESS OTHERWISE INDICATED, SHALL HAVE A COMPRESSIVE STRENGTH OF 3,500 PSI AT 28 DAYS.
5. PREPARE THE SUBGRADE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEEER'S RECOMMENDATIONS FOR RIGID PAVEMENTS. SUBGRADE SOIL DENSITY TESTING MUST BE COMPLETED AND VERIFIED BY THE GEOTECHNICAL ENGINEER PRIOR TO CONCRETE PLACEMENT.
6. IMPORTED SOIL USE FOR BACK FILL SHOULD BE FREE OF HEAVY CLAY, SILTS, STONES, PLANT ROOT OR OTHER FOREIGN MATERIAL GREATER THAN 1 1/2" IN DIAMETER IN ORDER TO ACHIEVE ADEQUATE COMPACTION AROUND ANY FIXED OBJECT IN GROUND. ALTERNATE WILL BE TO USE FLOWABLE FILL.
7. LAYOUT CONTROL JOINT BY STARTING WITH ANY DRAINAGE INLET WITHIN THE PAVEMENT SECTION AND WORK TOWARD EDGE OF PAVEMENT
8. KEEP ALL JOINTS CONTINUOUS
9. CONTROL JOINTS SHALL BE FORMED OR SAWED WITHIN 12 HOURS FROM TIME OF PLACEMENT;
   A. SIDEWALK-SPACING SHALL BE SAME AS WIDTH OF PAVEMENT AND LESS THAN 5 FEET IN LENGTH
   B. PAVEMENT-MAXIMUM SPACING SHALL BE 2.5 TIMES THICKNESS IN UNIT OF FEET AND LESS THAN 15 FEET IN LENGTH (E.G. T=4 INCH SPACING AT 10'x10')
10. CURE CONCRETE IMMEDIATELY AFTER FINISHING OPERATION IS COMPLETED BY USING ONE OF THE FOLLOWING METHODS: WATER, PIGMENTED WATER-BASED CURING COMPOUND OR VISQUEEN AND BURLAP

CURBS:

1. ALL CURBING SHALL BE CONSTRUCTED OF CONCRETE THAT WILL OBTAIN A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI AT 28 DAYS
2. ALL CONCRETE CURBS SHALL BE SPACED WITH A FULL-DEPTH, 1/2" WIDTH ISOLATION JOINT MATERIAL PRIOR TO PLACEMENT OF ADJACENT CONCRETE PAVEMENT
3. THERE SHALL BE CONTROL JOINTS, EITHER TOOL OR SAW-CUT, MATCH PAVEMENT JOINTS, UNLESS OTHERWISE SPECIFIED; JOINTS SHALL BE FORMED WITHIN 12 HOURS OF PLACEMENT
4. ALL CURB ENDS THAT DO NOT TIE INTO OTHER FACILITIES SHALL TRANSITION DOWN TO PAVEMENT GRADE IN 24 INCHES
5. CONSTRUCTION JOINT SHALL BE TIED WITH A No.4 TIE BAR EXTENDED 6 INCHES INTO EACH CURB SECTION AND SHALL BE SPACED WITH A FULL-DEPTH 1/2" WIDTH ISOLATION JOINT MATERIAL



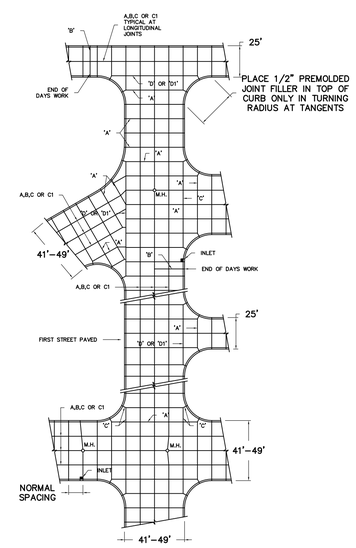
ACCEPTABLE ALTERNATE
N.T.S.



TYPE JOINT DETAILS

A DOWELED OR UNDOWELED
B TIED
C CONSTRUCTION WITH KEYWAY
C-1 BUTT
D ISOLATION
D-1 ISOLATION WITH DOWEL

TYPICAL PARKING AREA JOINT LAYOUT
N.T.S.



TYPICAL PAVEMENT JOINT PLAN
N.T.S.

MONTVERDE ENGINEERING INC.
P.O. BOX 560116 MONTVERDE, FL 34756 - PHONE 407-469-4929
NOT VALID WITHOUT RAISED SEAL
ARTHUR C. NIX, P.E. P.E. NUMBER 36859
CERT. OF AUTHORIZATION NUMBER 9343

9-28-2011

WINGATE COMMERCIAL BUILDING
756 BUSINESS PARK BOULEVARD
CITY OF WINTER GARDEN
ORANGE COUNTY, FLORIDA

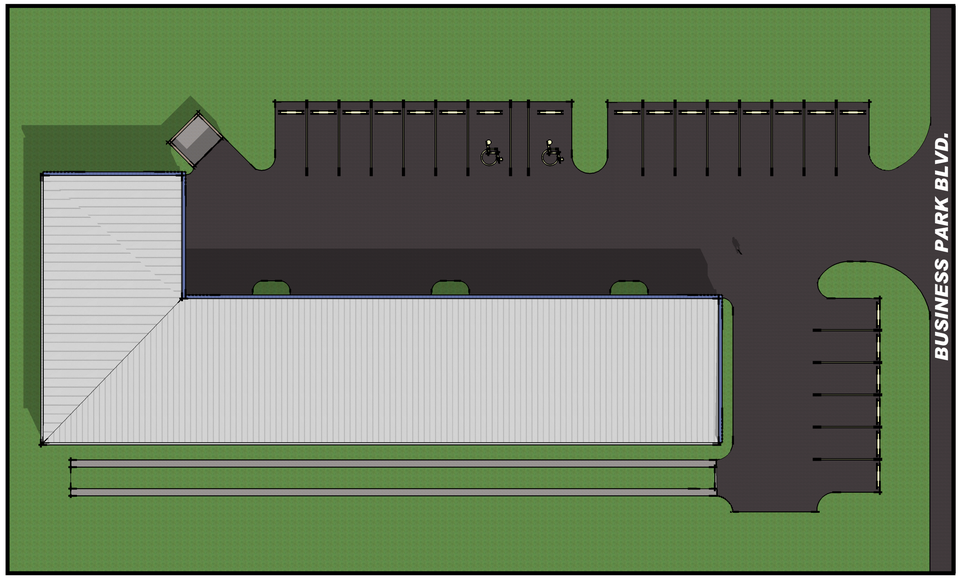
JOB NO.	1018
DATE	9/28/11
SCALE	SEE GRAPHIC
DRAWN BY	ACN, NWB
CHKD BY	ACN

REVISIONS

1	GEN REVISION 9-28-11
2	
3	
4	
5	
6	
7	
8	

SHEET TITLE:
CONCRETE PAVEMENT DETAILS

SHEET NO:
SHEET 15



ARCHINETICS
ARCHITECTS / PLANNERS
5744 Canton Cove Suite 100
Winter Springs, Florida 32708
Ph: 407-696-7799
Fax: 407-696-8634

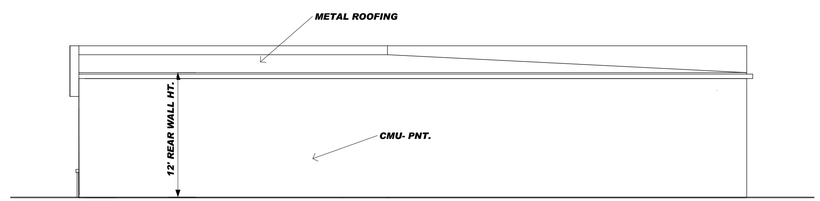
NEW OFFICE / WAREHOUSE BUILDING

FOR DON WINGATE

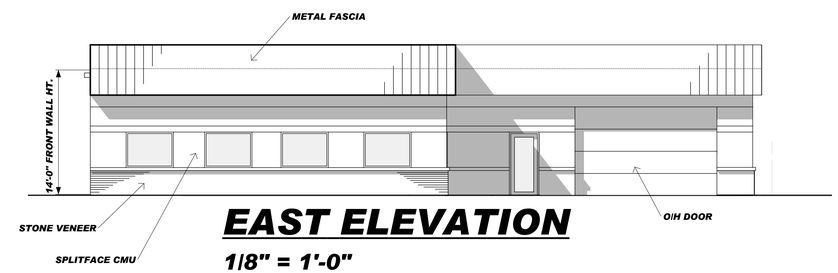
NORTH

SITE PLAN
1" = 20'

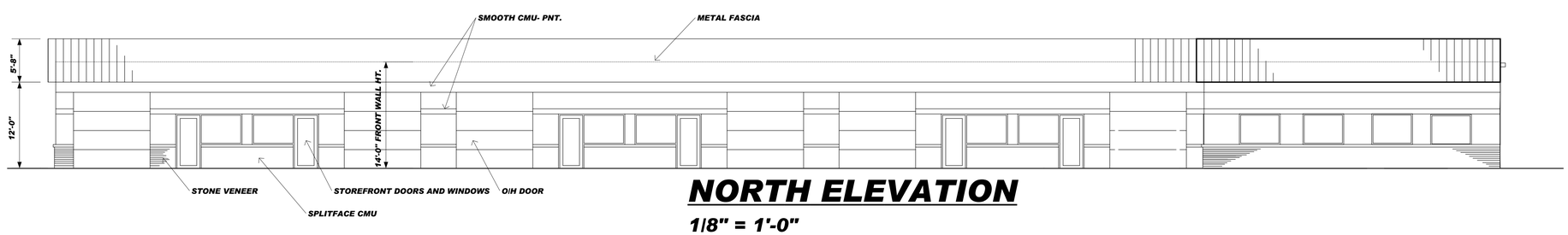
COLOR PERSPECTIVE



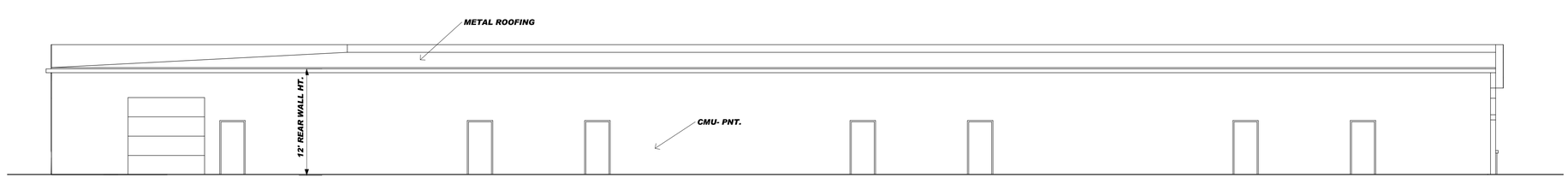
WEST ELEVATION
1/8" = 1'-0"



EAST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"



SOUTH ELEVATION
1/8" = 1'-0"

Mark	Date	Revision

Project No.:	372.0	Approved By:	RLB
Drawn By:	RLB	Date:	9/21/10
Checked By:	RLB	Scale:	Noted

EXTERIOR ELEVATIONS

Sheet No.

A-1

THE CITY OF WINTER GARDEN

CRA AGENDA ITEM

From: Tanja Gerhartz, Economic Development Director

Via: Mike Bollhoefer, City Manager

Date: November 30, 2011 **Meeting Date:** December 8, 2011

Subject: Facade Matching Grant Application for 2-12 W. Plant Street and 24-28 S. Main Street

Applicant: **The Bond Building at Plant and Main Streets**

Discussion: The CRA Advisory Board recommended approval of the attached Facade Matching Grant application on December 6, 2011, which is coming before the CRA for final approval on December 8, 2011. Because of the significant investment being made to renovate these contributing structures at an important Downtown corner, the following matching grant is being recommended for approval:

2-12 West Plant Street	$20,000
24- 28 S. Main Street	$20,000

Recommended Action:

Move to approve the application and authorize the City Manager to execute agreement with the applicant.

Attachments/References:

CRA BFMGP-04 - Staff Report

COMMUNITY DEVELOPMENT DEPARTMENT
300 WEST PLANT STREET
WINTER GARDEN, FLORIDA 34787

P: 407.656.4111
F: 407.654.1258
WWW. WINTERGARDEN-FL.GOV

BUSINESS FACADE MATCHING GRANT PROGRAM

COMMUNITY REDEVELOPMENT AGENCY (CRA)

PROGRAM OBJECTIVES:

THE PRIMARY OBJECTIVE OF THE PROGRAM IS TO ENCOURAGE REHABILITATION AND PRESERVATION OF COMMERCIAL BUILDINGS BY OFFERING FINANCIAL AND TECHNICAL ASSISTANCE FOR FACADE REHABILITATION AND IMPROVEMENTS. THIS, IN TURN, IMPROVES THE AESTHETICS OF THE ENTIRE DOWNTOWN DISTRICT AND ENCOURAGES PRIVATE INVESTMENT THAT LEADS TO INCREASED PROPERTY VALUES. THIS PROGRAM SUPPORTS THE CRA PLAN AS ENVISIONED UNDER 7.4 ECONOMIC PROGRAMS.

APPLICATION PROCESS:

YOU MUST SUBMIT A WRITTEN APPLICATION. STAFF WILL WORK WITH YOU TO MEET PROGRAM CONDITIONS THAT ARE REQUIRED FOR A COMMITMENT OF FUNDS. INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.

CRITERIA:

- MUST BE A SMALL BUSINESS AS DEFINED BY THE U.S. SMALL BUSINESS ADMINISTRATION. (FOR MORE INFORMATION, VISIT WWW.SBA.GOV/SIZE).
- MUST BE A BUSINESS AND/OR PROPERTY OWNER IN GOOD STANDING. (CURRENT BUSINESS TAX RECEIPT, PROPERTY TAXES, NO FINES, ETC.)
- APPLICANT MUST SHARE 50% OF THE COST. THE MAXIMUM GRANT THE CITY WILL PROVIDE IS $20,000. BUT, ANY GRANTS OVER $10,000 SHALL BE FOR HIGH IMPACT PROJECTS REPRESENTING PRIVATE INVESTMENTS AT OR ABOVE $500,000.
- THE BUSINESS MUST BE LOCATED WITHIN THE BOUNDARIES OF CRA (SEE MAP) AND ALONG DESIGNATED STREETS.
- THE BUSINESS OWNER AND PROPERTY OWNER MUST JOINTLY APPLY.
- THE IMPROVEMENTS MUST MEET WITH THE CITY'S APPROVAL AND WILL REQUIRE BOARD APPROVAL.

ELIGIBILITY:

ELIGIBLE APPLICANTS INCLUDE BOTH COMMERCIAL PROPERTY OWNERS AND BUSINESS LESSEES WITH WRITTEN AUTHORIZATION OF THE PROPERTY OWNER.

ELIGIBLE WORK: REHABILITATION AND IMPROVEMENTS OF EXISTING BUILDING FACADES VISIBLE TO THE STREET OR PUBLIC RIGHT-OF-WAY, INCLUDING STOREFRONTS; CORNICES; GUTTERS AND DOWNSPOUTS; SIGNS (SIGN STRUCTURE ONLY-EXCLUDES BUSINESS COPY); EXTERIOR LIGHTING; CANOPIES AND AWNINGS; PAINTING AND MASONRY CLEANING. PERMIT AND DESIGN REVIEW FEES CAN BE REIMBURSED THROUGH THE PROGRAM.

INELIGIBLE WORK: ANY ROOFS; STRUCTURAL FOUNDATIONS; BILLBOARDS; SECURITY SYSTEMS; NON-PERMANENT FIXTURES; INTERIOR WINDOW COVERINGS; PERSONAL PROPERTY AND EQUIPMENT; SECURITY BARS; RAZOR/BARBED WIRE FENCING; STREETSCAPE, LANDSCAPING, SIDEWALKS AND PAVING.

THE FOLLOWING ARE INELIGIBLE FOR GRANT FUNDS:

- NATIONAL CORPORATE FRANCHISES
- GOVERNMENT OFFICES AND AGENCIES (NON-GOVERNMENTAL, FOR-PROFIT, TENANTS ARE ELIGIBLE) PROPERTIES PRIMARILY SUPPORTING A RESIDENTIAL USE
- PROPERTIES EXEMPT FROM PROPERTY TAXES

CONTRACTURAL AGREEMENT

Accepted applicants will have to enter a contractual grant agreement with the CRA prior to disbursement of grant funds.

DESIGN

Design and planning costs directly related to the application for grant funds under the facade program may be reimbursed from grant monies once improvements are completed.

APPROVALS

The City and CRA have the sole authority to determine eligibility of proposed work and confirmation of completed work. Certain work may be required or precluded as a condition of funding. Applicants will be responsible for obtaining necessary regulatory approvals, including any needed by City departments or boards and including, but not limited to building permits and any other necessary permits. All work must comply with city, state and federal regulations.

The City has adopted a historic architectural overlay district for the downtown core area. A separate application will be needed for exterior facade improvements. A determination will need to be made by City staff for compliance to the standards and guidelines of the overlay. Projects that meet the standards and guidelines will be able to proceed for building permits if necessary. Projects that do not meet the guidelines will need to be reviewed by the Architectural Review & Historic Preservation Board.

WINTER GARDEN

COMMUNITY DEVELOPMENT DEPARTMENT
300 WEST PLANT STREET
WINTER GARDEN, FLORIDA 34787

P: 407.656.4111
F: 407.654.1258
WWW. WINTERGARDEN-FL.GOV

COMPETITIVE BIDDING

Applicants are required to obtain two (2) competitive bids. If the lowest bid is not chosen, the applicant will have to match the cost to the lowest bid or provide justification why they want to use the higher bid and the City will consider waiving the requirement if it is justified. For every type of proposed work, the CRA will match half of the cost of the lowest bid up to twenty thousand dollars ($20,000) inclusive of any design or planning costs being reimbursed. All contractors must be insured and licensed by the State of Florida. All construction contracts will be between the applicant and contractor.

WINTER GARDEN BUY LOCAL

BUY LOCAL AND COMMUNITY SUPPORT

Applicants are encouraged to hire locally-owned businesses and contractors for the work outlined in the grant agreement.

COMMITMENT OF FUNDS

The grant available for each property is 50 percent of the cost of eligible improvements and associated design fees, up to $20,000. Accepted applicants may draw on up to 50% of the estimated grant monies to be awarded, as determined by the lowest bid on the application, with proof of invoices paid. The remaining grant payment will be paid once the project is complete (This requirement can be waived by the Community Redevelopment Agency Advisory Board (CRAAB) with special conditions). Grants are awarded as long as funding remains available in the program. Once program funds have been allocated, the program will accept applications and create a waiting list, until additional funds are approved.

PROGRAM REUSE RESTRICTION

A grant recipient's business location may not be the beneficiary of another Business Facade Matching grant until after a 5-year time frame. If a business is sold and the new owner wishes to apply for the grant, the five-year time frame still applies. The five-year time frame begins at the date the improvements are completed.

GENERAL CONDITIONS

The following general conditions will apply to all projects:

- Based on the discretion of the advisory Board and the CRA.
- Improvements funded by the grant must be approved by the City and properly maintained.
- Property taxes must be current, have a business license and applicants may have no debts in arrears to the City when a contract is signed.
- Applicants must show proof of current property insurance.
- No work shall commence until authorized by the CRA. The application process will consist of being first reviewed by the CRAAB and recommended to the CRA and upon approval enter into an agreement.
- All projects shall obtain a building permit and will display signage indicating the CRA's involvement in the improvement work. Signs will be provided by the CRA.

QUESTIONS OR INQUIRES MAY BE DIRECTED TO THE ECONOMIC DEVELOPMENT DIRECTOR AT 407.656.4111 EXTENSION 2308.

SUBMITTAL REQUIREMENTS *PLEASE BRING ALL OF THE FOLLOWING ITEMS THAT APPLY WHEN SUBMITTING YOUR REQUEST*		STAFF
APPLICATION	INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED.	☐
BUSINESS TAX RECEIPT	PROVIDE A COPY OF THE CURRENT BUSINESS TAX RECEIPT.	☐
INSURANCE CERTIFICATE	PROVIDE A COPY OF THE CURRENT PROPERTY INSURANCE.	☐
PROPERTY TAX VERIFICATION	PROVIDE A COPY OF THE PROPERTY'S PROPERTY TAX PAYMENTS CURRENT.	☐
DRAWINGS, RENDERINGS, SKETCHES	PROVIDE A DRAWING, RENDERING OR SKETCH FOR ENCOMPASSING SCOPE OF WORK.	☐
FEE	NO FEE REQUIRED	

COMMUNITY DEVELOPMENT DEPARTMENT
300 WEST PLANT STREET
WINTER GARDEN, FLORIDA 34787

P: 407.656.4111
F: 407.654.1258
WWW. WINTERGARDEN-FL.GOV

BUSINESS FACADE MATCHING GRANT PROGRAM
COMMUNITY REDEVELOPMENT AGENCY (CRA)

PLEASE SUBMIT THIS COMPLETED APPLICATION ALONG WITH ANY SUPPORTING DOCUMENTATION TO THE PLANNING AND ZONING DIVISION OF THE COMMUNITY DEVELOPMENT DEPARTMENT. *(AN INCOMPLETE FORM WILL CAUSE A DELAY IN PROCESSING.)*

APPLICANT / BUSINESS INFORMATION:

NAME OF BUSINESS: The Bond Foundation, Inc

ADDRESS: 800 S Dillard Street

CITY: Winter Garden STATE: FL ZIP: 34787

TELEPHONE: 407 656-6611 FACSIMILE: 407 656-5372 EMAIL: Bondfoundation@cfl.rr.com

CONTACT NAME: Derek Blakeslee

☐ CORPORATION ☐ NON-PROFIT
☐ SOLE PROPRIETORSHIP ☐ FOR-PROFIT
☐ PARTNERSHIP

FEDERAL IDENTIFICATION #
OR
SOCIAL SECURITY # 59-3468830
(REQUIRED TO PERFORM DUE DILIGENCE)

STATE OF INCORPORATION FL

☐ OTHER

PROJECT/SITE INFORMATION:

PROJECT NAME: Bond Buildings at Plant & Main

PROJECT ADDRESS: 2 & 12 West Plant Street, 24 South Main Street

PROPERTY LOCATED IN HISTORIC DOWNTOWN DISTRICT OVERLAY: ☐ Yes ☐ No CONTRIBUTING STRUCTURE: ☐ Yes ☐ No

COUNTY PROPERTY APPRAISER TAX PARCEL ID NUMBER(S): 23 - 22 - 27 - 2888 - 02010 - _____

LEGAL DESCRIPTION: Fries Plat of Winter Garden
E16 Lots 1&2, N 55 Ft of Lots 7&8, Block B

DESCRIPTION OF PROPOSED EXTERIOR IMPROVEMENT (ATTACH PLANS IF AVAILABLE):

EXTERIOR IMPROVEMENTS*(IN DETAIL EXPLAIN SCOPE OF WORK)*: Remove tile & stucco, clean & replace brick as needed
New awning for both buildings, New windows in both buildings, New storefronts in both buildings

BID ESTIMATES FOR PROPOSED SCOPE OF WORK (Exterior Work Only):

APPLICANT MAY MAKE MULTIPLE COPIES OF THIS PAGE IF THE APPLICANT IS ACTING AS THEIR OWN GENERAL CONTRACTOR AND MORE THAN ONE TYPE OF WORK IS BEING PERFORMED. LIST EACH TYPE OF WORK SEPARATELY UNDER A BID ESTIMATE.

BID ESTIMATE #1

COMPANY NAME: _____
CONTACT NAME: _____
CONTACT PHONE NUMBER: _____
CONTACT EMAIL: _____
BID AMOUNT FOR TOTAL WORK: _____

BID ESTIMATE #2

COMPANY NAME: _____
CONTACT NAME: _____
CONTACT PHONE NUMBER: _____
CONTACT EMAIL: _____
BID AMOUNT FOR TOTAL WORK: _____

See attached bids for Windows, Storefronts, & awning. Did not include masonry work as total for three attached bids exceed grant limits

INVESTMENT VALUE OF WORK BEING PERFORMED BY APPLICANT:

VALUE OF INTERIOR IMPROVEMENTS: 1,500,000
VALUE OF EXTERIOR IMPROVEMENTS: 500,000
VALUE OF TOTAL IMPROVEMENTS: 2,000,000

SOURCE OF MATCHING FUNDS: Investment by owner

PROPERTY OWNER INFORMATION / AUTHORIZATION:

OWNER NAME: The Bond Foundation, Inc

ADDRESS: 800 S Dillard Street

CITY: Winter Garden STATE: FL ZIP: 34787

TELEPHONE: 407 656-6611 FACSIMILE: 407 656-5372 EMAIL: bondfoundation@cfl.rr.com

I, Derek J. Blakeslee, President, The Bond Foundation, Inc AS OWNER OF THE PROJECT PROPERTY I HEREBY PROVIDE AUTHORIZATION TO THE APPLICANT TO REHABILITATE THE SAID PROPERTY AND THAT THE APPLICANT HAS THE AUTHORITY TO SIGN AND ENTER INTO AN AGREEMENT TO PERFORM THE REHABILITATION WORK ON THE PROPERTY.

OWNER ALSO HEREBY ACKNOWLEDGES THE FOLLOWING:

- OWNER HAS BEEN PROVIDED A COPY OF THE PROGRAM GUIDELINES, AND HAVE READ AND UNDERSTANDS THEM.
- OWNER AGREES TO THE CONDITIONS AND RESTRICTIONS OF THE CRA BUSINESS FACADE MATCHING GRANT PROGRAM.

OWNER'S SIGNATURE

SWORN TO (OR AFFIRMED) AND SUBSCRIBED BEFORE ME THIS 14th DAY OF November, 2011 BY Derek J Blakeslee, WHO DID NOT TAKE AN OATH.

☒ PERSONALLY KNOWN OR;
☐ PRODUCED IDENTIFICATION / TYPE OF ID PRODUCED _____

Notary Seal

LISA F. COMBS
MY COMMISSION # DD 897220
EXPIRES: October 7, 2013
Bonded Thru Notary Public Underwriters

SIGNATURE OF NOTARY

CERTIFICATION / SIGNATURE OF APPLICANT:

I, Derek J Blakeslee, President, The Bond Foundation, Inc CERTIFY THAT ALL INFORMATION IN THIS APPLICATION, AND ALL INFORMATION FURNISHED IN SUPPORT OF THIS APPLICATION, IS GIVEN FOR THE PURPOSE OF OBTAINING A 50/50 GRANT AND IS TRUE AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

IF THE APPLICANT IS NOT THE OWNER OF THE PROPERTY TO BE REHABILITATED OR, IF THE APPLICANT IS NOT THE SOLE OWNER OF THE PROPERTY, THE APPLICANT CERTIFIES THAT HE/SHE HAS THE AUTHORITY TO SIGN AND ENTER INTO AN AGREEMENT TO PERFORM THE REHABILITATION WORK ON THE PROPERTY.

SUCCESSFUL APPLICANTS IN THE CRA BUSINESS FAÇADE MATCHING GRANT PROGRAM ARE ENCOURAGED TO CONTRACT WITH LOCALLY OWNED BUSINESSES WHEN AVAILABLE FOR THE PURPOSES OF FULFILLING THIS GRANT.

VERIFICATION OF ANY INFORMATION CONTAINED IN THIS APPLICATION MAY BE OBTAINED ON BEHALF OF THE CRA FROM ANY AVAILABLE SOURCE.

APPLICANT ALSO HEREBY ACKNOWLEDGES THE FOLLOWING:

- APPLICANT HAS READ AND UNDERSTANDS THE PROGRAM GUIDELINES AND CRITERIA.
- APPLICANT MUST MEET ALL CITY REQUIREMENTS AND CODES.
- APPLICANT UNDERSTANDS THAT FINAL APPROVAL MUST COME FROM ALL CITY DEPARTMENTS AND BOARDS CONCERNED WITH ANY IMPROVEMENT.

APPLICANT'S SIGNATURE

SWORN TO (OR AFFIRMED) AND SUBSCRIBED BEFORE ME THIS 14th DAY OF November, 2011 BY Derek J Blakeslee, WHO DID NOT TAKE AN OATH.

☒ PERSONALLY KNOWN OR;
☐ PRODUCED IDENTIFICATION / TYPE OF ID PRODUCED _____

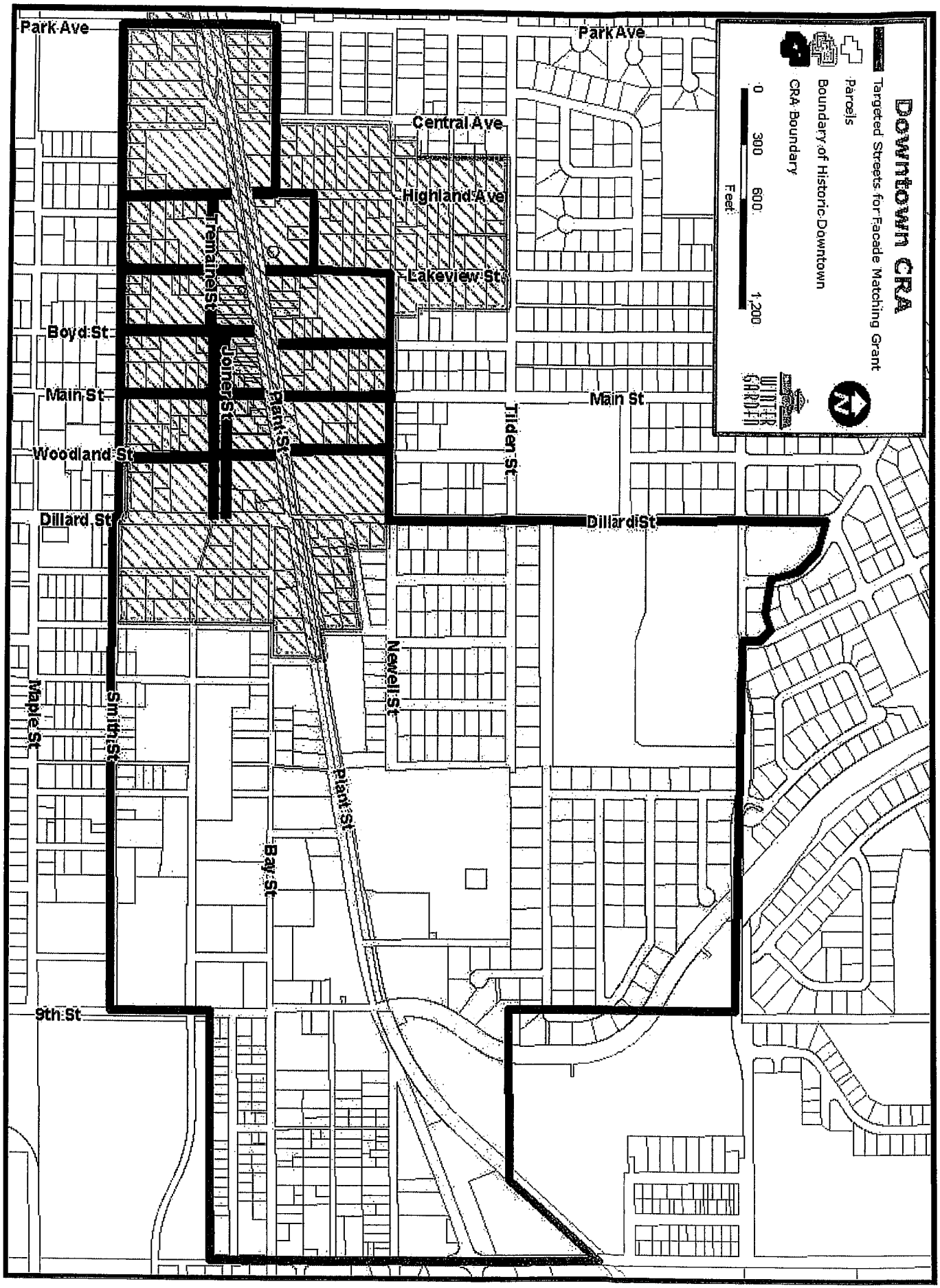
Notary Seal

LISA F. COMBS
MY COMMISSION # DD 897220
EXPIRES: October 7, 2013
Bonded Thru Notary Public Underwriters

SIGNATURE OF NOTARY

FOR OFFICE USE ONLY

CRA SUBMISSION	CRA BFMGP-	DATE STAMP
DATE	APPLICATION NUMBER	


Downtown CRA
Targeted Streets for Facade Matching Grant
Parcels
Boundary of Historic Downtown
CRA Boundary
0 300 600 1,200
Feet
WINTER GARDEN
Park Ave
Central Ave
Highland Ave
Lakeview St
Boyd St
Main St
Woodland St
Dillard St
Tremaine St
Joiner St
Plant St
Tilden St
Newell St
Maple St
Smith St
Bay St
9th St

Southern
Window Design

JELD-WEN
WINDOWS & DOORS

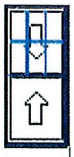
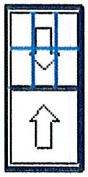
2233 West Fairbanks Ave
Winter Park, FL 32789
Phone: 407-696-3200

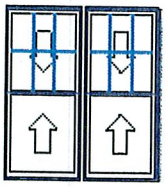
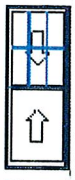
QUOTE BY: Sheri Cordi
SOLD TO: Bond Building
Brandon Conaway

QUOTE #: JSWD04173
SHIP TO:

PO#:

PROJECT NAME: Bond Building
REFERENCE:

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	UNIT PRICE	QTY	EXTENDED PRICE
Line- 1 Rough Opening:38 1/8 X 80 3/4  **Viewed from Exterior. Scale: 1/8" = 1'**	P	ECD3780 Frame Size : 37 3/8 X 80 Siteline EX Clad Double Hung, Brilliant White Exterior, Pine Primed Interior, Nail Fin (Standard), Vinyl DripCap, 4 9/16 Jamb, Standard Double Hung White Jambliner, White Hardware, No Screen, DP 35, Insulated Low-E Annealed Glass, Preserve Film, Argon Filled, 7/8" Bead SDL w/Perm Wood Brilliant White SDL, Light Bronze Shadow Bar, Colonial Top Lite(s) Only 3 Wide 2 High Top GlassThick=0.7095, Clear Opening:33.825w, 36.332h, 8.534 sf PEV 2011.1.0.297/PDV 5.420 (03/15/11) NW	$543.93	18	$9,790.74
Line- 2 Rough Opening:46 1/8 X 92 3/4  **Viewed from Exterior. Scale: 1/8" = 1'**	S- (CALLS FOR 49" WIDTH)	ECD4592 Frame Size : 45 3/8 X 92 Siteline EX Clad Double Hung, Mesa Red Exterior, Pine Natural Interior, Nail Fin (Standard), Vinyl DripCap, 4 9/16 Jamb, Standard Double Hung Tan Jambliner, Chestnut Bronze Hardware, No Screen, DP 35, Insulated Low-E Annealed Glass, Preserve Film, Argon Filled, 7/8" Bead SDL w/Perm Wood Mesa Red SDL, Light Bronze Shadow Bar, Colonial Top Lite(s) Only 3 Wide 2 High Top GlassThick=0.7095, Clear Opening:41.825w, 42.332h, 12.295 sf PEV 2011.1.0.297/PDV 5.420 (03/15/11) NW	$614.83	5	$3,074.15

LINE NO.	LOCATION SIZE INFO	BOOK CODE DESCRIPTION	UNIT PRICE	QTY	EXTENDED PRICE
Line- 3	T	ECD4192-2			
Rough Opening:83 1/2 X 92 3/4		Frame Size : 82 3/4 X 92 Siteline EX Clad Double Hung, 2 Wide Mesa Red Exterior, Pine Natural Interior, Nail Fin (Standard), Vinyl DripCap, 4 9/16 Jamb, Tan Jambliner, No Finger Plows, Chestnut Bronze Hardware, DP 35, Insulated Low-E Annealed Glass, Preserve Film, Argon Filled, 7/8" Bead SDL w/Perm Wood Mesa Red SDL, Light Bronze Shadow Bar, Colonial Top Lite(s) Only 3 Wide 2 High Top No Screen, This mull configuration complies with AAMA 450 standards and is professional engineer-approved. PEV 2011.1.0.297/PDV 5.420 (03/15/11) NW			
 Viewed from Exterior. Scale: 1/8" = 1'			$1,236.30	7	$8,654.10
Line- 4	U	ECD3792			
Rough Opening:38 1/8 X 92 3/4		Frame Size : 37 3/8 X 92 Siteline EX Clad Double Hung, Mesa Red Exterior, Pine Natural Interior, Nail Fin (Standard), Vinyl DripCap, 4 9/16 Jamb, Standard Double Hung Tan Jambliner, Chestnut Bronze Hardware, No Screen, DP 35, Insulated Low-E Annealed Glass, Preserve Film, Argon Filled, 7/8" Bead SDL w/Perm Wood Mesa Red SDL, Light Bronze Shadow Bar, Colonial Top Lite(s) Only 3 Wide 2 High Top GlassThick=0.7095, Clear Opening:33.825w, 42.332h, 9.943 sf PEV 2011.1.0.297/PDV 5.420 (03/15/11) NW			
 Viewed from Exterior. Scale: 1/8" = 1'			$555.98	7	$3,891.86
Line- 5		Labor to install & aluminum frame (trim) to match exterior window color, includes installation of windows and trim, bucking, caulking & waterproofing (non-taxable)			
			$13,300.00	1	$13,300.00

Total:	**$38,710.85**
Fl Tax (6.5 %):	**$1,651.71**
NET TOTAL:	**$40,362.56**
Total Units:	**38**

Note: Our Fax # is 407-696-3078
Quotes are valid for 30 days.

Does not include installation unless otherwise noted. There is a 50% deposit of the total material cost required to place order.
Price includes 3% cash/check discount

Proposal

Dennis

KEATING GLASS CORP.

1717 South Division Avenue
Orlando, Florida 32805
407-425-5913 fax 407-841-1432

DDB@keatingglass.com

PROPOSAL SUBMITTED TO: R C Stevens	FAX (407)291-9237	DATE ~~7/2/11~~ 8/9/11
ATTN: Tom Mikels	JOB NAME Bond Building 1st floor storefront	
STREET 3333 Lawrence St.	JOB LOCATION W Plant St. and S. Main St. Winter Gn., FL.	
CITY, STATE AND ZIP CODE Orlando, FL 32805	FROM Paul White	

We hereby submit specifications and estimates for:

FURNISH & INSTALL

Aluminum Storefront Doors - (2) pair and (5) single Kawneer 3'0" x 8'10" Standard kynar finish, concealed rod Panic hw at all egress locations, offset pivots, ~~medium stiles~~, horizontal mid panel surface applied closers, 1" Diameter offset "C" pulls, Door bottom sweeps and 1" Insulated tinted tempered glass. Includes doors 100, 101, 102 PR, 104, 105 PR, 106 and 107.

AluminumStorefront - 2" x 4 ½" Kawneer Trifab 451 standard kynar finish with 1" Insulated tinted glass (tempered where required by code) Includes: 1A, 1B, 1C, 1D, 1E, 1F, 1G, 1H, 1I, 1J, 1K, 1L, 1M, 1N, 1O, 2Q and 2R. ← GLASS - STANDARD

10-027

~~EXTRA HARDWARE~~

COLORS - CUSTOM

INFILL PANELS

LEAD TIMES

CLEAR INSULATED LOW E

WIDE STILES 9 DOOR LEAFS @ 200 EA. = 1800

PAUL
407-929-4698

* ADD 200 PER LEAF FOR WIDE STILE

We propose hereby to furnish material and labor – complete in accordance with above specifications, for the sum of:
Forty Eight Thousand Four Hundred Seventy Five & 00/100 ($ 48,475.00)

1800

50,275

Payment to be made as follows:

All material is guaranteed to be as specified, All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire tornado and other necessary insurance.

Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature _____

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal – The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of Acceptance: _____

Signature _____

SUNDANCE
ARCHITECTURAL PRODUCTS, LLC

515 Ferguson Drive | Orlando, FL 32805
Ph: 407.297.1337 www.SDAP.com Fax 407.296.4330

Takeoff - Estimate

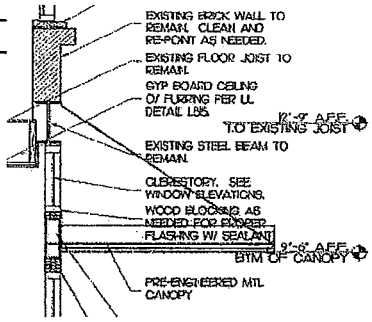
7/27/2011

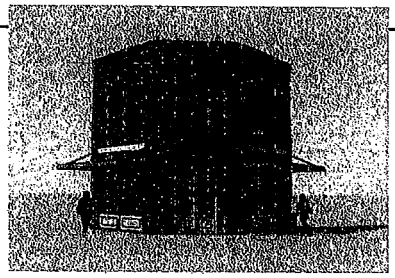
CONTACT: Sam Chamorro
PH: 407.297.1337
FAX: 407.296.4330
Cell: 407-466-3309

COMPANY: R.C.Stevens
CONTACT: Brandon Conaway
PHONE: 407-299-3800
FAX: 407-291-9237

PROJECT: The Bond Buildings Revised
LOCATION: 12 W Plant St - Winter Garden FL
E-Mail bconaway@rcstevens.com

Qty	Type	Width	Projection		Specifications	Cost
	Main Street Elevation Part 1					
1	Marquee Canopy	112	5'		**Perimeter:** 8" Extruded Aluminum Gutter Fascia	$16,800
1	Marquee Canopy	26'	5'		**Interior:** Extruded Aluminum I Beam	$3,900
1	Arched Canopy	8'	5'		**Decking:** Extruded Aluminum SD Deck Self Mate Deck System	$2,200
	Main Street Elevation Part 2				**Kickers:** Aluminum tube with Wall Plate Mounts **Finish:** Powder Coat	
1	Marquee Canopy	49'-6"	5'			$7,400





Installed Price **$30,300**

General Notes / Qualifications:

QUOTED PRICE ABOVE IS VALID FOR 30 DAYS

Above Price INCLUDES:
- Engineered Shop Drawings & Submittals of listed Items
- Fabrication and Installation of listed items only
- FL Use Tax as directed by the State of Florida in lieu of FL Sales Tax.

Above Price EXCLUDES:
- Wood Blocking
- Permitting
- Light Fixtures / Electrical
- Graphics
- Fire Protection / Sprinkler System
- Concrete / Footers
- Written Calculations on Engineering

All powdercoat color to be selected from standard non metallic powder coat selection - Metallic colors available at an additional cost
General contractor shall provide 2"x4" wood blocking @ attachment locations for canopies where CMU and/or solid concrete tilt is not the wall condition

Fabric Awnings & Structures | Cabanas | Metal Awnings & Canopies | Decorative Shutters Shade Louvers | Custom Handrails

ABC Associated Builders and Contractors, Inc. Central Florida Chapter

Brandon Conaway

From: Ernie Cox [ernie@westorangelumber.com]
Sent: Tuesday, July 19, 2011 10:04 AM
To: Brandon Conaway
Subject: RE: Bond Bldg updates

Hey Brandon, I left a voice mail for you. The costs are correct for the two window packages including tax and delivery to the site. The interior is primed and can be changed standard unfinished pine for staining or painting, this will reduce your cost . Also if both buildings are ordered at the same time it will reduce the set up charge for the feature color as long as the color is the same. The bids as you have them are for two separate orders with two separate set up paint charges. Let me know if you want me to make the changes for both orders shipping together and deleting the interior priming. Thanks

Ernie Cox
Vice President West Orange Window
Email:ernie@westorangelumber.com
Web Site:www.westorangelumber.com
Phone: 352-429-0395 Fax: 352-429-8690

WEST ORANGE LUMBER

TRUSS ◎ DOOR ◎ WINDOW

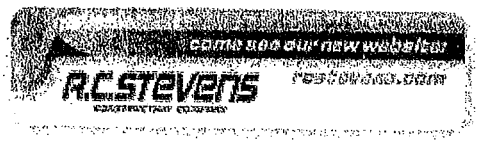
From: Brandon Conaway [mailto:bconaway@rcstevens.com]
Sent: Tuesday, July 19, 2011 8:25 AM
To: Ernie Cox
Subject: RE: Bond Bldg updates

I just want to make sure I am adding correctly. The total price for the Pinnacle Clad windows in a Feature Color with the transoms would be 12,186.89+26,154 = 38,340.89.

Two questions. Does that include tax and delivery? Also, it says interior prime. What if I want to stain some of the windows? Can I get the interior raw?

Thanks,

Brandon Conaway
Project Manager
R.C. Stevens Construction Company
Building Excellence Since 1926
3333 Lawrence St.
Orlando, FL 32805
(407) 299-3800
Direct Voice (321) 281-5317
Direct Fax (321) 281-4317
Mobile (321) 228-9996
bconaway@rcstevens.com



From: Ernie Cox [mailto:ernie@westorangelumber.com]
Sent: Monday, July 18, 2011 5:34 PM

To: Brandon Conaway
Subject: Bond Bldg updates

'ey Brandon, attached are a few different quotes. First is the Bond Bldg #1 Windsor Pinnacle quote with the option for a ature exterior finish. The second Windsor quote is for the Bond Bldg #2, Windsor double hung with a fixed transom to get the overall height to 90 ¼". Also has a option for a feature exterior clad color.

The second set of quotes are for Legends HBR, this is the series of Windsor double-hung window that was used in most of the other Winter Garden remodeled buildings. The reason is the exterior trim is included with the window in cellular vinyl. HBR is a Legends frame (brick molding and sill nose exterior in cellular vinyl) with an aluminum clad prefinished exterior sash. I have quote the two buildings in a standard sash color with the option for a feature color exterior. Only the sashes are clad and prefinished, the trim is paint ready. It is a little less expensive then the Pinnacle series and has the look of the old style windows with paintable exterior vinyl trim. I have a sample of both windows if you would like to see them., Let me know...

Ernie Cox
Vice President West Orange Window
Email:ernie@westorangelumber.com
Web Site:www.westorangelumber.com
Phone: 352-429-0395 Fax: 352-429-8690

WEST ORANGE LUMBER

TRUSS ◘ DOOR ◘ WINDOW

WINDSOR
WINDOWS & DOORS
A Woodgrain Millwork Company

Dealer: WEST ORANGE WINDOW INC

421 E OAKLAND AVENUE

OAKLAND FL 34760

Phone: 352-429-0395 Fax: 1-352-429-0197

Customer Quote

Medium Form
QUOTE EXPIRES
N/A
QUOTE DATE
Quote Not Ordered
BID BY
PRICE BOOK
Price Book 2011
CREATED
6/29/2011
PK # 103

Customer Information:

Phone: Fax:

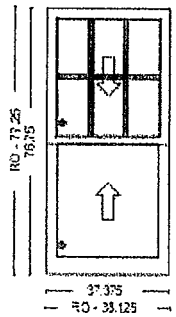
Delivery Information:

BOND BLDG #1
LEGEND HBR STD color SASH
OPTION FEATURE color SASH

Phone: Fax:

QUOTE #	STATUS	CUSTOMER PO#	DATE PRINTED
226272	None		7/18/2011 15:12 PM
JOB NAME	**TERMS**	**QUOTE NAME**	**PROJECT NAME**
		R.C.STEVENS	BOND BLDG PART #1

LineItem #	Description / Notes	Price	Extended
100-1 **Qty:** 18 **DP Rating:** 50 **Overall RO:** 38 1/8" X 77 1/4" **Overall Frame:** 37.375" X 76.75" **Room ID:** None Assigned	Legend HBR Ivory Double Hung 3234-1 Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Callout:3-0 x 6-2)(DP Upgrade)(Interior Prime)(White Jambliner)(No Finger Pulls)(White Hardware)(WM 180 Brickmould)(Standard Sill Nosing)(7/8" Standard WDL w/o Inner Bar)(Colonial 3W2H/No Grilles Bottom Sash)	$477.49	$8,594.82



Line Subtotal: $477.49 $8,594.82

7% 558.66

$9,153.48

SAME AS LINE 100-1
FEATURE COLOR

$ 597.38 $ 10,708.84

7% 701.28

$ 11,410.12

WINDSOR
WINDOWS & DOORS
A Woodgrain Millwork Company

Dealer: WEST ORANGE WINDOW INC

421 E OAKLAND AVENUE

OAKLAND FL 34760

Phone: 352-429-0395 Fax: 1-352-429-0197

Customer Quote

Medium Form
QUOTE EXPIRES
N/A
QUOTE DATE
Quote Not Ordered
BID BY
PRICE BOOK
Price Book 2011
CREATED
7/18/2011
PK # 103

Customer Information:

Phone: Fax:

Delivery Information:

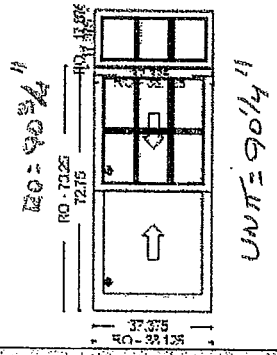
BOND BLDG #2
LEGENDS HBR STD COLOR SASH
OPTION FRENCHLE COLOR

Phone: Fax:

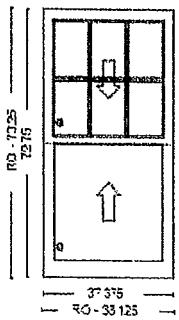
QUOTE #	STATUS	CUSTOMER PO#	DATE PRINTED
231588	None		7/18/2011 15:23 PM
JOB NAME	**TERMS**	**QUOTE NAME**	**PROJECT NAME**
		R.C.STEVENS	BOND BLDG #2 LEGEND HBR

Line Number
100

Line Items below matching Line Number are included

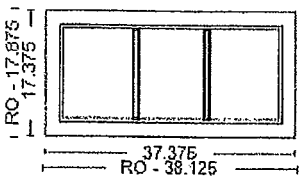


LineItem #	Description / Notes	Price	Extended
100-1 **Qty:** 21 **DP Rating:** 50 **Overall RO:** 38 1/8" X 90 5/8" **Overall Frame:** 37.375" X 90.125" **Room ID:** None Assigned	Legend HBR Ivory Double Hung 3232 Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Callout:3-0 x 5-10)(DP Upgrade)(Interior Prime)(White Jambliner)(No Finger Pulls)(White Hardware)(WM 180 Brickmould)(Standard Sill Nosing)(7/8" Standard WDL w/o Inner Bar)(Colonial 3W2H/No Grilles Bottom Sash)	$466.61	$9,798.91



LineItem #	Description / Notes	Price	Extended
100-2	Legend HBR Ivory Double Hung Transom 3212 Complete Unit LoE 366 IG 4-9/16 Jamb Ext (DP Upgrade)(Interior Prime)(WM 180 Brickmould)(Standard Sill Nosing)(7/8" Standard WDL w/o Inner Bar)(Colonial 3W1H) Performance Info: (U-Value: 0.3)(SHGC: 0.19)(VT: 0.43)(CR: 58)(AL: 0.1)	$269.40	$5,657.50

Qty: 21
DP Rating:
Overall RO:
38 1/8" X 90 5/8"
Overall Frame:
37.375" X 90.125"
Room ID:
None Assigned



LineItem #	Description / Notes	Price	Extended
100-3	3232 - 3212 - Standard Mulls	$13.97	$293.42

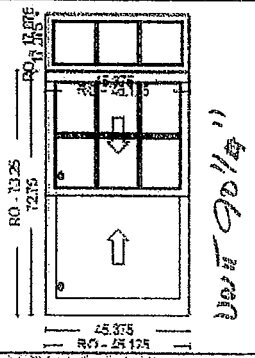
Qty: 21
DP Rating:
Overall RO:
38 1/8" X 90 5/8"
Overall Frame:
37.375" X 90.125"
Room ID:
None Assigned

FEATURE Color $ 916.15 $ 19,239.07

Line Subtotal: $749.98 $15,749.83

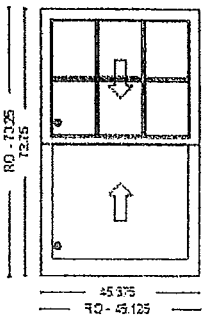
Line Number
200

Line Items below matching Line Number are included

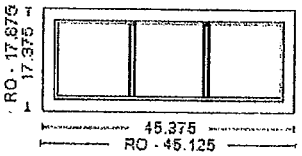


LineItem #	Description / Notes	Price	Extended
200-1	Legend HBR Ivory Double Hung 4032 Complete Unit LoE 366 IG 4-9/16 Jamb Ext (Callout:3-8 x 5-10)(DP Upgrade)(Interior Prime)(White Jambliner)(No Finger Pulls)(White Hardware)(WM 180 Brickmould)(Standard Sill Nosing)(7/8" Standard WDL w/o Inner Bar)(Colonial 3W2H/No Grilles Bottom Sash)(Custom Specify - Drawing Required)	$506.21	$2,531.06

Qty: 5
DP Rating: 50
Overall RO:
46 1/8" X 90 5/8"
Overall Frame:
45.375" X 90.125"
Room ID:
None Assigned



LineItem #	Description / Notes	Price	Extended
200-2 Qty: 5 DP Rating: Overall RO: 46 1/8" X 90 5/8" Overall Frame: 45.375" X 90.125" Room ID: None Assigned	Legend HBR Ivory Double Hung Transom 4012 Complete Unit LoE 366 IG 4-9/16 Jamb Ext (DP Upgrade)(Interior Prime)(WM 180 Brickmould)(Standard Sill Nosing)(7/8" Standard WDL w/o Inner Bar)(Colonial 3W1H) Performance Info: (U-Value: 0.3)(SHGC: 0.19)(VT: 0.43)(CR: 58)(AL: 0.1)	$288.82	$1,444.11



LineItem #	Description / Notes	Price	Extended
200-3 Qty: 5 DP Rating: Overall RO: 46 1/8" X 90 5/8" Overall Frame: 45.375" X 90.125" Room ID: None Assigned	4032 - 4012 - Standard Mulls	$13.97	$69.86

FEATURE Color $990.67 $4,953.37

Line Subtotal: $809.00 $4,045.03

Quote Comments:

Disclaimer:

$ 24,822.44
7% $ 1,572.51
$ 25,764.95

SUB-TOTAL:	$19,794.87
LABOR:	$0.00
FREIGHT:	$0.00
SALES TAX:	$1,286.67
TOTAL:	$21,081.54

Submitted By: _____ **Date:** _____

Accepted By: _____ **Date:** _____

We appreciate the opportunity to provide you with this quote!

PROPOSAL

dittmer
ARCHITECTURAL ALUMINUM

REVISED

To: **Mr. Brandon Conaway**
R.C. Stevens Construction Company
3333 Lawrence St.
Orlando, FL 32805

Proposal No.: 1107-01R
July 28, 2011

Project: **The Bond Buildings**
Winter Garden, FL

We propose to furnish the following materials and/or services for:
FORTY-SIX THOUSAND SIX HUNDRED FIFTY AND NO/100 DOLLARS
****$46,650.00****

This proposal includes:
All material and labor to furnish and install a **Ditt-Deck Extruded Aluminum Overhead Support Canopy** – 1 @ 199'-0"x5'-0" with a 1 color, 2 part polyurethane painted finish on all aluminum components.
No specifications provided or viewed.
Add approximately 12' of curved canopy at Door 102 in lieu of flat canopy>>>Add $3,250.

- Complete Installation Included
- 1 Year Standard Warranty
- Florida Use Tax (in lieu of Sales Tax as directed by the State of Florida)
- Signed and Sealed Calculations by Dittmer's Professional Engineer

This is a site-specific, custom designed structure, not subject to Florida or Dade County manufactured product control approval. Miami-Dade NOA is not available. Our Florida Licensed Professional Engineer will provide signed and sealed calculations verifying structural compliance with the Florida Building Code.

This proposal DOES NOT include:

Performance & Payment Bond
Permits
Concrete and Electrical Work

R.C. Stevens Construction Company

Accepted by & Date

Walt Dittmer & Sons, Inc. dba
Dittmer Architectural Aluminum

Sim R. Reid, Estimator

This proposal is good for thirty days from date of issue.
Subject to terms and conditions on reverse.

SRR/dg

1006 SHEPARD ROAD
WINTER SPRINGS, FLORIDA 32708-2018
PHONE 407.699.1755 • FAX 407.695.4430
www.dittdeck.com
TOLL FREE 800.822.1755

AMERICAN METAL
ARCHITECTURAL SYSTEMS
AN OHIO GRATINGS COMPANY
200 Hope Street
Longwood, FL 32750
Ph: 407.260.8484 Fax: 407.767.5376
www.amas.com

6/29/11

PROJECT:	The Bond Building
PROPOSAL NUMBER:	11-123
PROJECT LOCATION:	Winter Garden, Fl.

PURCHASER:

Cheri Mosby
R.C. Stevens Construction Company
3333 Lawrence St.
Orlando, Fl. 32805

Phone: 407-299-3800
Fax: 407-291-9237
Email: cmosby@restevens.com

American Metal shall furnish the design, material, fabrication, finishing, shipping, and installation, in accordance with American Metal's interpretation of the plans and specifications, only as herein described:

SCOPE OF WORK: Based on Plans by: Farmer Architecture
Dated: 6/13/11 Pages A-101, A2.00, A3.02, S2

Fabrication and Installation of:

One Aluminum Hanger Rod Canopy

- **159' Total Length**
- **5' Projection**
- **Standard Powder Coat Finish- Color TBD**
- **Signed and Sealed Drawing by a Licensed Florida P.E.**

Total Price: $39,750.00

LAKE GLASS & MIRROR, INC.
3391 West Main Street ~ Leesburg, Florida
Phone (352) 787-4700~Fax (352) 787-6681

PROJECT NAME/LOCAL: BOND BUILDING BID PACKAGES, WINTERGARDEN
GENERAL CONTRACTOR: RC Stevens
DATE: July 8, 2011
BID PACKAGE: Windows, Storefront, Glass and Glazing
SECTIONS: na

PROPOSAL

***LAKE GLASS & MIRROR, INC.* PROPOSES TO FURNISH AND INSTALL MATERIALS AS REQUIRED TO COMPLETE OUR PORTIONS OF WORK ON THE ABOVE NAMED PROJECT IN ACCORDANCE WITH THE BIDDING DOCUMENTS NOTED AND AS QUALIFIED IN THIS PROPOSAL.**

DRAWINGS: site accessed
SPECIFICATIONS: na
CONSTRUCTION SCHEDULE ACKNOWLEDGED? TBD

INCLUSIONS: BROKEN DOWN BY BUILDING/SECTION

MAIN STREET STOREFRONT

SUPPLY APPROXIMATLEY 485 SQUARE FEET OF STANDARD KAWNEER VG450 SERIES STOREFRONT IN STANDARD DURANAR PAINTED FINISH, GLAZED WITH 1/4" CLEAR HEAT STRENGTHENED OR TEMPERED GLASS AS CODE REQUIRES. INCLUDE 2 MEDIUM STILE DOOR LEAVES WITH 3.5" HORIZONTAL MID-RAIL, STANDARD CONCEALED ROD PANIC DEVICE, STANDARD SURFACE MOUNTED CLOSER, THRESHOLD, SWEEP AND HINGES. STOREFRONT INCLUDES SILL FLASHING AND INSULATED PANELS WITH APPLIED EMOSSED TRIM AND VERTICAL BREAL METAL COLUMN CLOSURES ON STRUCTURE BY OTHERS.
CAULKING SUPPLIED AT PERIMETER INSIDE AND OUT, INSTALLTION AND SHOP DRAWINGS WITH SEALED ENGINEERING.

TOTAL MAIN STREET STOREFRONT= $23,500.00

PLANT STREET STOREFRONT

SUPPLY APPROXIMATLEY 865 SQUARE FEET OF STANDARD KAWNEER VG450 SERIES STOREFRONT IN STANDARD DURANAR PAINTED FINISH, GLAZED WITH 1/4" CLEAR HEAT STRENGTHENED OR TEMPERED GLASS AS CODE REQUIRES. INCLUDE 7 MEDIUM STILE DOOR LEAVES WITH 3.5" HORIZONTAL MID-RAIL, STANDARD CONCEALED ROD PANIC DEVICE, STANDARD SURFACE MOUNTED CLOSER, THRESHOLD, SWEEP AND HINGES. STOREFRONT INCLUDES SILL FLASHING AND INSULATED PANELS WITH APPLIED EMOSSED TRIM AND VERTICAL BREAL METAL COLUMN CLOSURES ON STRUCTURE BY OTHERS.
CAULKING SUPPLIED AT PERIMETER INSIDE AND OUT, INSTALLTION AND SHOP DRAWINGS WITH SEALED ENGINEERING.

TOTAL PLANT STREET STOREFRONT= $39,900.00

UPPER LEVEL WINDOWS AND BORROWED DOOR LITES

SUPPLY APPROXIMATLEY 1029 SQUARE FEET OF PGT PICTURE WINDOW 600 SERIES SYSTEM FIXED WINDOWS WITH HISTORICAL MULLIONS AND STANDARD DURANAR PAINTED FINISH, GLAZED WITH INSULATED LOE COATED CLEAR GLASS. WE ALSO PROPOSE TO SUPPLY AT WINDOWS WITH APPLIED ½" X ½" PAINTED MUNTIN BAR ON TOW SIDES WITH SILL FLASHING PAN AT SILL. EXISTING JAMB STRUCTURE TO BE CAPIABLE OF SUPPORT MOUNTING OF WINDOWS. WHERE BRAK METAL INTERMEDIATE VERTICAL IS SHOWN FOUR TREATED 2X6 WILL BE SUPPLIED MOUNTED TO STRUCTURE WRAPPED WITH PAINTED BREAK METAL.

BORROWED LITES TO INCLUDE 80 SQUARE FEET OF ¼" CLEAR TEMPERED GLASS TO 8 LITES ALL GLAZED INTO PREPPED AND DRILLED FRAMES AND STOPS BY OTHERS.

BORROWED LITES ALSO INCLUDE 8 LITES OF ¼" TEMPERED OBSCURE GLASS TOTALING 40 SQUARE FEET.

CAULKING SUPPLIED AT PERIMETER INSIDE AND OUT, INSTALLTION AND SHOP DRAWINGS WITH SEALED ENGINEERING.

TOTAL UPPER LEVEL WINDOWS AND BORROWED DOOR LITES = $61,000.00

UPPER LEVEL TENANCY HEAVY GLASS

SUPPLY APPROXIMATLEY 781 SQUARE FEET OF 1/2" CLEAR TEMPERED GLASS IN CLEAR ANODIZED SMALL PROFILE TOP AND BOTTOM SUPPORT RAIL MOUNTED TO STRUCTURE ABOVE AND BELOW CAPIABLE OF SUPPORTING APPLIED LOADS. POLISHED VERTICAL EDGEWORK IS INCLUDED WITH *NO* SILICON BUT JOINTS. INCLUDES 3 HEAVY GLASS DOOR LEAVES WITH CLEAR ANODIZED TOP AND BOTTOM RAILS, STANDARD FLOOR MOUNTED CLOSER(BOXED SUPPORT BY OTHERS), PIVOTS, BOTTOM RAIL LOCK AND PUSH/PULL HANDLES SIMILAR TO BLUMCRAFT.

INSTALLTION AND SHOP DRAWINGS WITH SEALED ENGINEERING.

TOTAL MAIN STREET STOREFRONT= $43,600.00

WARRANTEES: 2 YEAR STOREFRONT WARRANTY FROM KAWNEER AND 10 YEAR ON METAL STOREFRONT FINISH FROM KAWNEER,WINDOW WARRANTY FROM SUPPLIER FOR 1 YEARS AND WINDOW FINISH WARRANTY FOR 1 YEARS,WINDOW GLASS WARRANTY IS 1 YEAR, ONE YEAR LABOR WARRANTY, WARRANTEES ISSUED FROM DATE OF DELIVERY.

EXCLUSIONS;

DEMOLITION OF ANY KIND OR OPENING REPAIR OR REMAKE OF EYEBROWS,
HOLLOW METAL OR WOOD FRAMES,
AUTOMATIC DOOR OPENERS OR AUTOMATIC DOORS,
MOCKUPS,
SILICONE BUTT JOINTS,
PERMITS OR OFF HOUR LABOR,
ATTIC STOCK,
DRILLING, TAPPING, COUNTERSINKING OR DEBURRING METAL STOPS OR FRAMING,
NOA OR JOB SPECIFIC TEST,
DISPLAY CASE GLAZING OR MIRRORS,

FIELD TESTING OR SPECIAL TESTING,
CLEANING & PROTECTION AFTER INSTALLATION AND FINAL CLEANING,
WOOD BUCKS, WOOD BLOCKING, CARPENTRY,
COMPOSITE CLEANING,
PERFORMANCE & PAYMENT BOND UNLESS SPECIFICALLY NOTED UNDER INCLUSIONS,
WARRANTEES: WARRANTEES MAY VARY FROM THAT BEING SPECIFIED, SEE THE ABOVE INCLUSIONS FOR SPECIFICS.

BASE BID ALL: $168,000.00

PERFORMANCE AND PAYMENT BOND ON AIA313 FORM ADDITIONALLY FOR THE ABOVE PRICE; ADD 1%

THIS BID PRICE IS VOID AFTER 30 DAYS FROM THE ABOVE DATE.

ESCALATION:
CERTAIN ASSUMPTIONS HAVE BEEN MADE IN THE COMPILATION OF THIS QUOTE PRICE SPECIFIC TO VARIOUS TIME LINES. FAILURE TO ADHERE TO THE TIMELINES NOTED ON THIS PROPOSAL MAY RESULT IN MATERIAL AND OR EQUIPMENT PRICE INCREASES. THESE INCREASES WILL BE PASSED TO GENERAL CONTRACTOR OR THE OWNER.

TIMELINE SCHEDULE:
ACCEPTANCE OF THIS PROPOSAL; 30 DAYS
SHOP DRAWINGS/SUBMITTAL: 4 TO 6 WEEKS
APPROVAL OF SHOP DRAWINGS: 2 WEEKS
MATERIAL DELIVERY AFTER RECIEPT OF APPROVED SHOP DRAWINGS: 10-22 WEEKS

INSURANCE
THIS PROPOSAL UNLESS OTHERWISE NOTED INCLUDES INSURANCES PROVIDED BY LAKE GLASS AND MIRROR, WHICH ARE TO BE CONSIDERED NORMAL AND CUSTOMARY COVERAGES IN THE AREA OF WORKMAN'S COMP, AUTO GENERAL LIABILITY AND UMBRELLA. THIS PROPOSAL MAY BE EFFECTED BY YOUR COMPANY'S REQUIREMENTS FOR EXTRA OR EXTRAORDINARY COVERAGE REQUIREMENTS

WHEN INCLUDED PERFORMANCE AND PAYMENT BOND MUST BE SUPPLIED ON AIA FORM 313.
THANK YOU FOR CONSIDERING OUR PROPOSAL. PLEASE CALL WITH ANY QUESTIONS OR COMMENTS.
SINCERELY,
PAUL ROGERS, COMMERCIAL SALES

ACORD

OP ID: SJ

EVIDENCE OF PROPERTY INSURANCE

DATE (MM/DD/YYYY) 11/21/2011

THIS EVIDENCE OF PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

AGENCY
Hillcrest
P.O. Box 1364
Mt. Dora, FL 32756
Larry Cappleman, CIC, CRM

PHONE (A/C, No, Ext): 352-383-8164

FAX (A/C, No): 352-383-5899

E-MAIL ADDRESS: info@hillcrestinsurance.com

CODE:

SUB CODE:

AGENCY CUSTOMER ID #: THEBO-1

COMPANY
Zurich Insurance Services
P.O. Box 931794
Atlanta, GA 31193-1794

INSURED
The Bond Foundation, Inc
800 S. Dillard Street
Winter Garden, FL 34787

LOAN NUMBER

POLICY NUMBER: BR69880427

EFFECTIVE DATE: 11/22/10

EXPIRATION DATE: 12/22/11

☐ CONTINUED UNTIL TERMINATED IF CHECKED

THIS REPLACES PRIOR EVIDENCE DATED:

PROPERTY INFORMATION

LOCATION/DESCRIPTION
2-12 W. Plant Street
Winter Garden, FL 34787

Builders Risk

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

COVERAGE INFORMATION

COVERAGE / PERILS / FORMS	AMOUNT OF INSURANCE	DEDUCTIBLE
Builders Risk, 1% Wind Deductible	700000	1000

REMARKS (Including Special Conditions)

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

ADDITIONAL INTEREST

NAME AND ADDRESS
City of Winter Garden
8 N. Highland Avenue
Winter Garden, FL 34787

☐ MORTGAGEE ☐ ADDITIONAL INSURED
☐ LOSS PAYEE

LOAN #

AUTHORIZED REPRESENTATIVE
Sylvia A. Johnson

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OP ID: SJ

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 11/21/11

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
Hillcrest
P.O. Box 1364
Mt. Dora, FL 32756
Larry Cappleman, CIC, CRM

352-383-8164
352-383-5899

CONTACT NAME:
PHONE (A/C, No, Ext):
FAX (A/C, No):
E-MAIL ADDRESS:
PRODUCER CUSTOMER ID #: THEBO-1

INSURED
The Bond Foundation, Inc
800 S. Dillard Street
Winter Garden, FL 34787

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: Southern Owners Ins. Co.	10190
INSURER B:	
INSURER C:	
INSURER D:	
INSURER E:	
INSURER F:	

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
	GENERAL LIABILITY							
A	X COMMERCIAL GENERAL LIABILITY			72736301	11/15/11	11/15/12	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 300,000
							MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 1,000,000
	X Non-Owned/Hired C						GENERAL AGGREGATE	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						PRODUCTS - COMP/OP AGG	$ 1,000,000
	POLICY PRO-JECT LOC							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	ALL OWNED AUTOS						BODILY INJURY (Per accident)	$
	SCHEDULED AUTOS						PROPERTY DAMAGE (Per accident)	$
	HIRED AUTOS							$
	NON-OWNED AUTOS							$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DEDUCTIBLE							$
	RETENTION $							$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						WC STATU-TORY LIMITS / OTH-ER	
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N	N / A					E.L. EACH ACCIDENT	$
	(Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE	$
							E.L. DISEASE - POLICY LIMIT	$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101, Additional Remarks Schedule, if more space is required)

CERTIFICATE HOLDER

CITYWGA

City of Winter Garden
8 N. Highland Ave.
Winter Garden, FL 34787

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

Sylvia A. Johnson

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CRA Advisory Board
Facade Matching Grant Application

STAFF REPORT

Subject Property:

CRA BFMGP-04
2 - 12 West Plant Street, 24 - 28 South Main Street

Project Owner:

The Bond Foundation, Inc.

Introduction:

The City has received a request from the Bond Foundation, new owners of the building formerly known as Shirley's Trailside Antiques (2 & 12 West Plant Street) and 24 & 28 South Main Street for a Facade Matching Grant. The project will consist of renovating both the interior and exterior of both buildings. The buildings have been neglected in recent years and in disrepair due to water damage, insect damage and lack of overall building up keep and maintenance. The scope of the work will include on the exterior a roof replacement, expose the original brick on the facade, window replacement, relocation and replacement of doors, storefronts on the ground floor, and a new hard canopy.

The applicant is making a substantial investment on an important downtown corner and because they are renovating two buildings, they qualify for a maximum grant for each building.

Project Description:

Facade improvements include new windows, removal of existing facade and repair of original brick walls, installation of new aluminum storefronts and new hard canopy.

Project Budget:

	Estimate 1	Estimate 2
New Windows	$40,363	$38,341
New Aluminum Storefronts	$50,275	$63,400
New Hard Canopy	$30,300	$46,650
Facade Removal and Brick Repair	Not Submitted	Not Submitted
Total	***$120,938***	***$148,391***

City Approvals:

The Architectural Review Board has provided recommendations for the project, which are attached. City staff has also reviewed the project and issued building permits. This project is very close to completion.

Recommendation:

Recommend approving "a not to exceed" Facade Matching Grant of $20,000 for each building (2 & 12 West Plant Street and 24 South Main Street) for the above mentioned improvements which qualifies as less than a 50% match.

Attachments:

Business Facade Matching Grant Program Application/Documentation.

"EXHIBIT A"
SUBJECT PROPERTY

2-12 W. Plant St.

24-28 S. Main Street

Existing Conditions - 2-12 West Plant Street

The subject building is a two story building that is a contributing commercial structure. The building has been remodeled and altered over time with some of the original architectural features removed. Below is a photo showing how the building looked before the facade was added to the building.

Existing Conditions – 24-28 South Main Street

"EXHIBIT C"

PROPOSED FACADE IMPROVEMENTS

W. Plant Street and North Main Street View